

**559 Moonlight Lane W
Lethbridge, Alberta**

MLS # A2295389



\$529,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: Garage Heater, TV Mount in Living Room, Blinds, Rods

Welcome to this beautifully maintained, almost-like-new 3+1 bedroom home located in the highly sought-after Copperwood neighbourhood—perfect for families! This property offers a functional and inviting layout with three bedrooms upstairs, plus an additional bedroom on the fully developed walkout lower level. Enjoy year-round comfort with central A/C, and take advantage of the heated garage—ideal for Alberta winters. Outdoor living is a highlight here, featuring a gas line on the upper deck for easy BBQing and a spacious lower deck accessible from the walkout basement—perfect for entertaining or relaxing. The low-maintenance yard includes a convenient shed and RV parking with alley access. Copperwood is a vibrant, family-friendly community offering four parks, two scenic lakes, playgrounds, a community garden, and Coalbanks Elementary School all nearby. You’re also just minutes from The Crossings, a popular hub with restaurants, retail, and recreation, including the YMCA of Lethbridge and Cavendish Farms Ice Arenas. Don’t miss your chance to call this exceptional home yours—contact your REALTOR® to book a showing today!