

**522 Moonlight Lane W
Lethbridge, Alberta**

MLS # A2307472



\$525,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,559 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Electric Fireplace

Welcome to this well-kept two-storey home in the desirable Copperwood community on the West side of Lethbridge. With 4 bedrooms, a bonus room, a finished basement, and 3.5 bathrooms, this home offers plenty of space for families, guests, and everyday living. The main floor features 9' ceilings, a bright living and dining area, and a beautiful kitchen with quartz countertops, a large island, stainless steel appliances, and great flow for hosting or family time. You'll also appreciate the main floor laundry, convenient 2-piece bathroom, and access to the attached double garage. Upstairs, you'll find three bedrooms, including the primary suite with a walk-in closet and 3-piece ensuite with tiled walk-in shower. The additional bedrooms also offer walk-in closets, and the bonus room gives you extra space for a media room, play area, office, or cozy family hangout. The finished basement adds even more flexibility with a fourth bedroom, full bathroom, large rec/family room, and additional storage. Outside, enjoy the fully fenced backyard, and a large rear deck with aluminum railing — a great spot for BBQs and outdoor enjoyment. Located close to parks, schools, shopping, amenities, and walking paths, this Copperwood home checks off a lot of boxes. Come see if this is the one you've been waiting for!