



GRASSROOTS
REALTY GROUP

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**19 Moonlight Boulevard W
Lethbridge, Alberta**

MLS # A2326525



\$519,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Street Lightin		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	attached decor shelves		

Calling all buyers who would like the benefit of buying a pre-owned home, but not the work and expense of refreshing to make it new again!! This home has fresh paint, and a brand new replacement dishwasher, washer, dryer, professionally cleaned carpets and is ready for the next family to call this house Home!! Start making your memories in Copperwood Estates. One of the added features is the fantastic location!! Miners Landing Park is across the street and that is your front view!! A short stroll behind this home is Coalbanks Park and to the side is Firelight Park!! Green spaces, parks and playgrounds are abundant in this neighbourhood. Upon entry you will notice a decent front foyer with proper coat closet, main floor office/den, two piece bathroom, functional kitchen layout featuring granite counter tops, soft closing cabinet doors, stainless steel appliances, and good size pantry and dining space.. The living room features a gas fireplace and easy access exterior door from the dining area to the backyard. Move on upstairs and you will find an awesome primary bedroom with walk closet, 5 piece bathroom and awesome views to the park from the primary bedroom. There are two more bedrooms, and the convenience of an upstairs laundry room. Another four piece bathroom completes the upper floor. The basement is wide open and unspoiled meaning you can make it to be whatever space you want. Freshly painted floors make it clean and making great storage or a place for the kids to kick back and have fun while you decide on how it should be finished. The attached double garage has also been freshly painted and so nice to buy a finished, clean garage!! Gas line is roughed in so adding a future heater is easy. This is a great property and a quick possession is easy!!

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