



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**417 Moonlight Way W
Lethbridge, Alberta**

MLS # A2335536



\$499,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,476 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Illegal Basement Suite:- Electric Stove & Hood Fan

Welcome to this fantastic 2-storey home in the highly sought-after community of Copperwood. Offering a functional layout with 3 bedrooms on the upper level and 2.5 bathrooms serving the main residence, this home is ideal for families seeking comfort, space, and convenience. The main floor features a beautiful, well-appointed kitchen with stainless steel appliances, granite countertops, and an abundance of cabinetry, providing plenty of storage for all your kitchen essentials. The fully developed basement features a 1-bedroom illegal suite with a full bathroom, offering an excellent opportunity for supplemental rental income to help offset your mortgage. Enjoy summer gatherings in the private, fully fenced backyard with a patio, perfect for entertaining family and friends. A detached single-car garage provides convenient parking and additional storage, while central air conditioning keeps the home comfortable during the warmer summer months. Ideally located close to schools, parks, shopping, and other everyday amenities, this property offers an excellent combination of desirable location, functionality, and income potential. Don't miss your opportunity to make this Copperwood home your own. Contact your favorite realtor to book a viewing.