

\$445,000 - 595 Moonlight Lane W, Lethbridge

MLS® #A2080488

\$445,000

4 Bedroom, 4.00 Bathroom, 1,642 sqft

Residential on 0.12 Acres

Copperwood, Lethbridge, Alberta

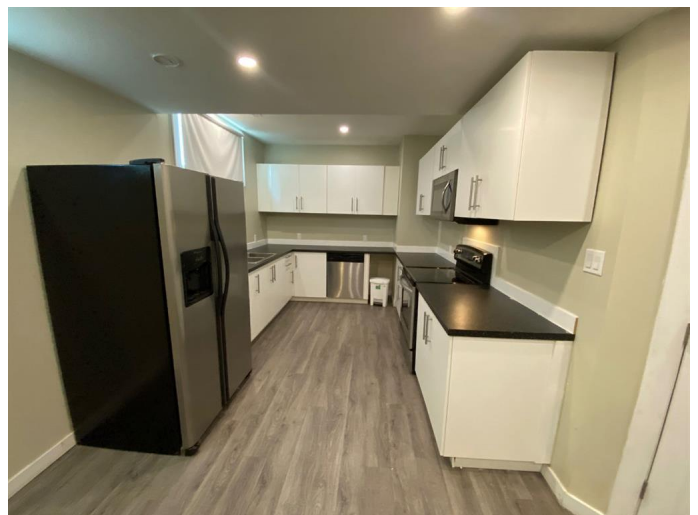
Charming and Spacious 2017-built Home on the West Side of Lethbridge!

Welcome to this beautifully laid out, illegally suited home offering an exceptional blend of comfort and style. Nestled on the west side of Lethbridge, this property boasts a well-designed layout that maximizes space and functionality, with over 1600 square feet of above-ground living space.

As you enter, you'll be greeted by a den, setting the perfect tone for a home office or cozy reading space. The main floor features a stunning wood kitchen with a peninsula, offering ample counter space and storage. The large dining area is ideal for family gatherings, complemented by a separate, generously-sized living room. Convenience is key with a 1/2 bath on the main floor, catering to the needs of a busy household.

Venturing to the upper floor, you'll find three bedrooms, providing comfortable living spaces for the entire family. The laundry room adds practicality to your daily routine, while a spacious linen closet ensures ample storage. A full 4-piece bath serves the upper floor, while the master bedroom delights with a large walk-in closet and a private 3-piece ensuite bath.

The basement is a self-contained haven, featuring a separate rear entry for added



privacy. A large laundry room and a spacious bedroom with a walk-in closet cater to the needs of the lower level. The basement kitchen is generously sized, making it perfect for extended family or guests. A 4-piece bath completes this level, ensuring both comfort and convenience.

Located just 10 minutes from the university and 5 minutes from the new YMCA, this home offers the perfect balance of accessibility and convenience. A grocery store and various fast-food joints are also within a short distance, making daily errands a breeze.

This property presents a fantastic opportunity as a personal residence, allowing you to utilize the basement as a rental to supplement the mortgage or as an investment property. Imagine the flexibility and financial benefits this unique layout provides.

The front yard is tastefully landscaped with lush green grass, providing a welcoming curb appeal. The rear of the home is designed for practical living, featuring a concrete parking pad and a gravel parking area that accommodates up to 5 vehicles. Parking is never an issue in this well-thought-out property.

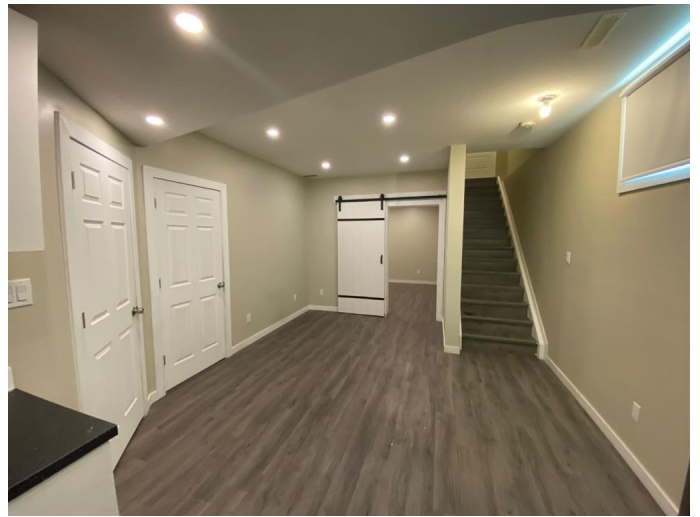
Don't miss the opportunity to make this charming home your own! Contact your favourite realtor today to schedule a private viewing and discover the unique features and appeal this property has to offer.

Built in 2017

Essential Information

MLS® #	A2080488
Price	\$445,000
Sold Price	\$420,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold



Community Information

Address	595 Moonlight Lane W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5M1

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Low Maintenance Landscape, Irregular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2024
Date Sold	March 30th, 2024
Days on Market	71
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty of Canada
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.