

# \$579,900 - 90 Moonlight Boulevard W, Lethbridge

MLS® #A2241396

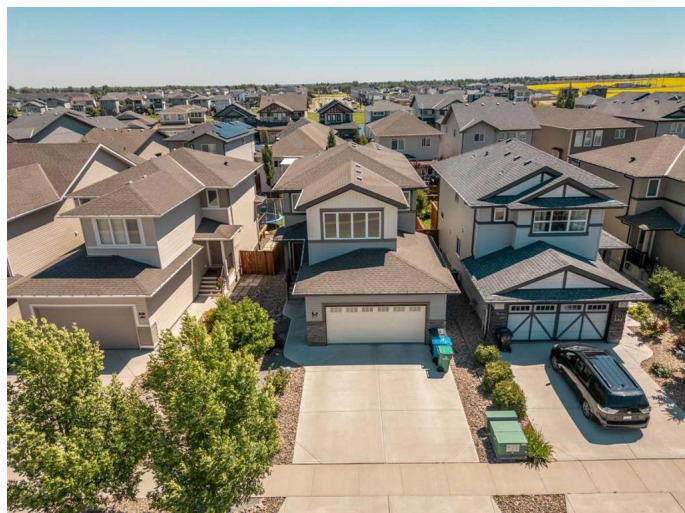
**\$579,900**

3 Bedroom, 3.00 Bathroom, 2,073 sqft

Residential on 0.10 Acres

Copperwood, Lethbridge, Alberta

Beautiful 2 storey home in desirable Copperwood neighbourhood close to many west side amenities! Walking up, you'll notice the professional low maintenance landscaping. Inside, you'll find a welcoming entry open to above. Main floor features laminate floors and 9 foot ceilings. Open plan for kitchen, living room, and dining space. Large kitchen has white cabinets, quartz counters, stainless steel appliances, bar/coffee area with 2nd prep sink, and large pantry. Just through the bar/coffee area is the mudroom with an entrance to the garage. Living room features built-in shelving, elongated electric fireplace, and large windows that let in tons of natural light. Dining room also has large windows and door to deck out back. Professionally built east facing deck is 13' by 15' & features composite boards, an attached pergola with sun shade, and privacy wall. Perfect for entertaining! Back inside, a two piece bathroom can also be found to complete the main. Upper level houses a beautiful bonus room with vaulted ceilings. There are also 3 bedrooms, including primary bedroom with built-in shelves, walk-in closet, and a 5 piece ensuite featuring double sinks, separate tub, and walk-in shower. Upper level also includes a 4 piece bathroom with tub/shower combo, and a separate laundry closet in the hall with full size washer and dryer. Basement is undeveloped but could house 2 more bedrooms, a full bathroom, and a family room when you are ready to make it yours. Backyard is fenced and features a



professionally poured concrete patio thatâ€™s approx. 13â€™ by 15â€™ for further entertaining. Backyard also has more low maintenance landscaping. Home has conveniences of central a/c to keep cool in the summer, & black out blinds in the bedrooms for privacy and blocking out light when needed. There is a double attached garage for your vehicles and it is pre-plumbed for a future gas heater. Garage also features extensive custom wood shelving and a workbench! Just around the corner is an entrance to Miners Landing Park with walking path and pond. Move in and enjoy!

Built in 2016

### Essential Information

MLS® #	A2241396
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,073
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	90 Moonlight Boulevard W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5K9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Built-in Features
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	2
Zoning	R-CL

## Listing Details

Listing Office	REAL BROKER
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