

# **\$520,000 - 111 Moonlight Boulevard W, Lethbridge**

MLS® #A2249817

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,736 sqft

Residential on 0.10 Acres

Copperwood, Lethbridge, Alberta

Welcome to this beautifully maintained 1,736 sq. ft. 2 storey home, ideally located in the sought-after community of Copperwood. With a smart layout and thoughtful upgrades throughout, this property offers comfort, functionality, and room to grow. The main floor features a spacious living room complete with a cozy gas fireplace, perfect for relaxing evenings. A modern kitchen boasts quartz countertops, large island, corner pantry and amazing appliance; 5' fridge/freezer combo, GE built-in wall oven and microwave, Bertazonni 5 burner cook-top, and Venmar hood fan. Enjoy the ease of main floor laundry and a handy 2-piece powder room. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a 3-piece ensuite and walk-in closet. A bright and versatile bonus room on the second floor offers additional living space—perfect for a home office, playroom, or media room. Stay cool in the summer with central air conditioning, and enjoy the practicality of the attached double garage for year-round comfort and storage. The undeveloped basement offers a blank canvas with endless possibilities for future development. Outside, the low-maintenance backyard features a large deck ideal for outdoor entertaining. Rear alley access makes room for RV or boat parking, and the powered cantilever gate on the back fence adds extra convenience and security. Don't miss your chance to own this fantastic home with space to grow and all the features



today's families need. You will enjoy the family-friendly neighborhood close to parks, schools, shopping, and more. Don't miss out, call your favorite realtor today to book a viewing.

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249817    |
| Price          | \$520,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,736       |
| Acres          | 0.10        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 111 Moonlight Boulevard W |
| Subdivision | Copperwood                |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1J 5L1                   |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 4                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                        |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In |
|-------------------|------------------------------------------------------------------|

|                 |                                                      |
|-----------------|------------------------------------------------------|
|                 | Closet(s)                                            |
| Appliances      | Built-In Oven, Dishwasher, D<br>Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                              |
| Cooling         | Central Air                                          |
| Fireplace       | Yes                                                  |
| # of Fireplaces | 1                                                    |
| Fireplaces      | Gas, Living Room                                     |
| Has Basement    | Yes                                                  |
| Basement        | Full, Unfinished                                     |



## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 7                   |
| Zoning         | R-CL                |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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.