

\$479,900 - 106 Sunridge Boulevard W, Lethbridge

MLS® #A2081514

\$479,900

4 Bedroom, 3.00 Bathroom, 1,014 sqft

Residential on 0.08 Acres

Sunridge, Lethbridge, Alberta

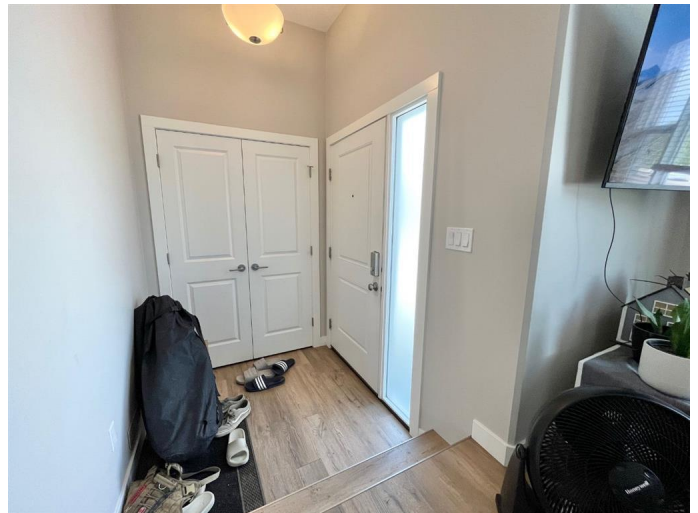
Have you been looking for a fantastic real estate investment opportunity? Look no further!! Here is your chance to own a LEGALLY SUITED house in the desired neighbourhood of Sunridge! Upstairs, a bright and open floor plan with a beautiful kitchen makes for an inviting entry to your home. Large windows keep the house naturally lit. Just up a few stairs, there is a well-sized master bedroom with a three-piece ensuite bathroom and large walk-in closet, as well as a spare bedroom with another full bathroom. Downstairs, there is a separate entry to a walkout basement with large windows, a beautiful kitchen, two large bedrooms and a full bathroom! Oh, and did I forget to mention that each unit has its own furnace / controls and separate stackable washer/dryer units? The perfect set up!! On the back of the property, there is a double detached garage and parking pad! These properties are just a short drive to the university of Lethbridge and have a beautiful view of Sunridge Park across the street. Furthermore, just down the street is a middle school, liquor store, gas station, and many small restaurants! Don't miss out! Contact your favourite Realtor today!

Built in 2018

Essential Information

MLS® # A2081514

Price \$479,900



Sold Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,014
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	106 Sunridge Boulevard W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5B7

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Parking Pad

Interior

Interior Features	Pantry, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Suite, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2023
Date Sold	November 9th, 2023
Days on Market	52
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office CLEARVIEW PROPERTY MANAGEMENT LTD.

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