

\$495,000 - 436 Mt Sunburst Crescent W, Lethbridge

MLS® #A2094315

\$495,000

5 Bedroom, 4.00 Bathroom, 1,464 sqft

Residential on 0.13 Acres

Sunridge, Lethbridge, Alberta

Located on a quiet street in the fantastic Sunridge neighbourhood, this west side home is ready for you and your family to move on in! With five bedrooms, three full bathrooms, newer central air conditioning, new fridge, new carpet in the upstairs bedrooms, a fresh coat of paint, new hot water tank, and a nicely updated kitchen, this home is FULL of incredible features! One of the most important is the new composite back deck, that thanks to the gorgeous glass paneling around the outside, gives you an amazing view of the pond and walk path located just behind the home!! Another incredible feature is the walk-out basement that gives you direct access out of the home and through your back gate onto that walking path! The primary bedroom also has its own features including: a large ensuite bathroom complete with a jetted tub and a walk-in closet. On the main level you will appreciate the natural gas fireplace in the living room, island in the kitchen, a spacious area for dining, and a powder room for guests. Upstairs there are two bedrooms and a full FIVE piece bathroom that includes a double vanity sink so that both kids can get ready simultaneously in the morning! Downstairs there is plenty of additional storage under the stairs, two more bedrooms, another full bathroom, and a spacious living room, great for movie nights and entertaining. This home also has underground sprinklers to keep the grass nice and green during the summer. If you're looking for a new place for your



family to call home, call your REALTOR®
and book your viewing today!

Built in 2007

Essential Information

MLS® #	A2094315
Price	\$495,000
Sold Price	\$480,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,464
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	436 Mt Sunburst Crescent W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2S6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, No Neighbours Behind, Standard Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 30th, 2023
Date Sold	January 16th, 2024
Days on Market	47
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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