

\$385,000 - 69 Sunridge Boulevard W, Lethbridge

MLS® #A2095402

\$385,000

3 Bedroom, 3.00 Bathroom, 1,618 sqft

Residential on 0.09 Acres

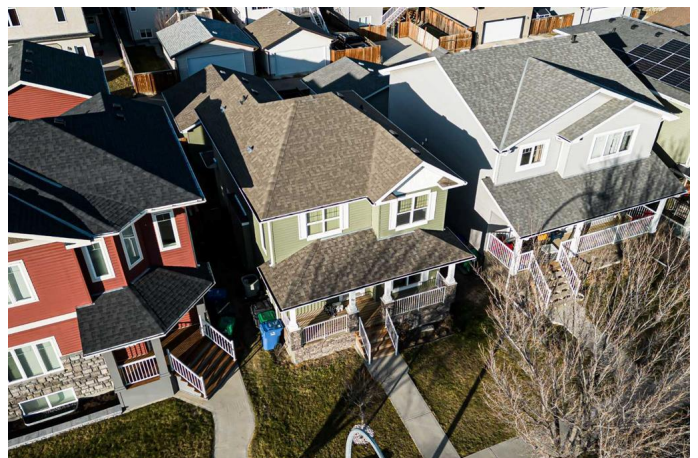
Sunridge, Lethbridge, Alberta

Youâ€™™ instantly fall in love with the charming street appeal of this home and its front veranda. Situated just one block, from the tranquil lake, waterfall and park and only a short stroll to Senator Fairbairn School, this residence offers both comfort and convenience.

The main floor has a 2 piece bathroom and a dedicated office space while the kitchen is equipped with modern stainless steel appliances including a new over-the-range microwave. There is a mudroom at the rear entrance, perfect for coming in from the large double garage keeping those backpacks and jackets contained! The rear deck and patio offer a pleasant outdoor retreat perfect for get togethers or simply relaxing.

The second floor boasts a laundry room with three generous sized bedrooms and two full bathrooms. The ensuite includes a soothing jetted tub for relaxing!

This home is equipped with modern conveniences such as A/C, hot water on demand and a central vacuum system. The basement is partially developed leaving room for your creativity in the finishing process. Start creating new family memories in this beautiful home, it wonâ€™™t last long!



Built in 2007

Essential Information

MLS® #

A2095402

Price	\$385,000
Sold Price	\$385,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	69 Sunridge Boulevard W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0T4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2023
Date Sold	January 11th, 2024
Days on Market	44
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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