

\$329,900 - 70 Sunridge Boulevard W, Lethbridge

MLS® #A2099570

\$329,900

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

Here is the perfect single family starter home that features beautiful maple woodwork throughout. The home décor experts say wood stain is coming back into 2024 home designs! The choice of finishing's make this feel like a custom home. This home features two bedrooms on the main floor with the primary bedroom having the luxury of a 3 piece ensuite, and includes a private door from the bedroom to the covered deck. The 4 piece main bathroom is a good size too! The kitchen has classy black stained cabinets, and a ton of counterspace with a full size , eating bar for casual meals. A separate pantry in the kitchen gives lots of storage options for small appliances and the groceries. . Enjoy the deck off the back of the kitchen for easy access to the back yard and to the barbecue! The vaulted ceilings add to the design and make the living room feel very spacious. We will call the basement "unspoiled" because you can create whatever design that works for the family. The rough in plumbing is there for the 3rd bathroom and a lot of the electrical rough ins are ready to finish up. The layout is great for the future family room, bedroom or two, separate laundry room & storage. Build your own equity by doing the basement your way and on your time frame. The hot water tank was replaced in April 2018. The backyard has rear parking, a newer fence and a cute back yard. This home is only steps from the Sunridge Park! This home was built to Gold Standard Construction under the Alberta Build



Green Program which is an excellent feature in Sunridge Subdivision. Close to shopping, schools, parks, and easy access to University Drive.

Built in 2009

Essential Information

MLS® #	A2099570
Price	\$329,900
Sold Price	\$328,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	70 Sunridge Boulevard W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0T4

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Natural Woodwork, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 9th, 2024
Date Sold	January 24th, 2024
Days on Market	15
Zoning	RES
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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