

\$445,000 - 54 Sunridge Boulevard W, Lethbridge

MLS® #A2121972

\$445,000

3 Bedroom, 4.00 Bathroom, 1,357 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

Just a few blocks away from Senator Joyce Fairbairn Junior High School, this fully developed custom built Palmer Homes, raised bungalow with Bonus room retreat, and rear double attached garage features three floors, each with their own individual suite retreats! As you walk in through the front doors, you will notice the soaring vaulted ceilings leading to the second floor. To the left, there is a large living space with windows overlooking the front veranda. The half bath is also located off the front entrance for privacy and features a window that lets in lots of natural light. Continuing into the kitchen, there are dark maple cabinets, stainless steel appliances, a corner pantry, and an island for extra seating and workspace. Additionally, there is a main floor primary bedroom with an ensuite. The home has seen many fresh updates, including painted trim, doors, and most the walls and ceilings, new carpet, blinds, faucets, and a dishwasher, making the home sparkle! The home has been completely fogged and sanitized, along with a duct cleaning. As you move up the stairs to the second retreat over the garage, you'll find laminate floors, a massive walk-in closet, and another full bathroom with a tub shower and a large vanity. As you make you wat to the lower level, there is a rear entrance, closet, a pressure-treated deck for barbecuing, and access to the garage. On the basement level of this bilevel, there are three large windows that bring in



natural light to the living space and the fresh new carpet. There is a third bedroom, a full bathroom, closet storage, as well as additional storage underneath the stairs. The laundry is combined with the mechanical room. Do you need a 4th bedroom? The space in the basement living area will easily allow this and the window is already there!

Whether you are looking for a revenue property or you are a couple seeking a home with separate living spaces for grown children, this is the perfect home! Contact your Realtor today!

Built in 2008

Essential Information

MLS® #	A2121972
Price	\$445,000
Sold Price	\$427,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,357
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Sold

Community Information

Address	54 Sunridge Boulevard W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0T4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Garage Faces Rear

Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, Pantry
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 15th, 2024
Date Sold	May 11th, 2024
Days on Market	24
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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