

# \$475,000 - 618 Mount Sundance Bay W, Lethbridge

MLS® #A2146066

**\$475,000**

4 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.10 Acres

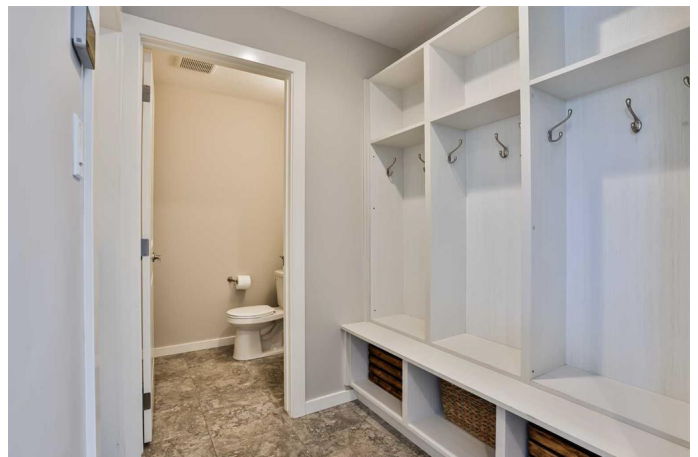
Sunridge, Lethbridge, Alberta

Imagine coming home to a peaceful cul-de-sac tucked away in the eco-friendly Sunridge neighbourhood, surrounded by fantastic amenities! You will love this functional, fully developed two-story home featuring an attached double garage, a main floor office, a cozy fireplace, 3+1 bedrooms, 3.5 baths, and the convenience of 2nd-floor laundry. The kitchen is a chef's dream with sleek quartz countertops, stainless steel appliances, and a corner pantry, perfect for all your culinary needs. Retreat to the private primary suite, complete with a walk-in closet and a luxurious four-piece ensuite featuring a large soaker tub and a separate shower.

This lovely home is situated on a spacious pie-shaped lot, offering plenty of outdoor space for relaxation and play. You'll appreciate the thoughtful storage solutions, including lockers located by the garage entrance and front door, keeping your home organized and clutter-free. You also have rear underground irrigation to keep your lawn low maintenance! Located in Sunridge, a community dedicated to green living, you'll enjoy access to natural wetland parks, extensive trail systems, shopping, and schools. Experience the perfect blend of comfort, convenience, and eco-friendly living in this exceptional Sunridge home!

Built in 2016

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2146066    |
| Price          | \$475,000   |
| Sold Price     | \$475,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,474       |
| Acres          | 0.10        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 618 Mount Sundance Bay W |
| Subdivision | Sunridge                 |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1J 5M3                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other                                                   |
| Lot Description   | Back Yard, Cul-De-Sac, No Neighbours Behind, Landscaped |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding                                            |
| Foundation        | Poured Concrete                                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 4th, 2024  |
| Date Sold      | July 21st, 2024 |
| Days on Market | 17              |
| Zoning         | R-CM            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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