

\$379,000 - 65 Mt Sundance Road W, Lethbridge

MLS® #A2147247

\$379,000

3 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

Discover this great home option in the heart of the Sunridge neighborhood, a family-friendly area within close proximity to schools, parks, and scenic bike and walking paths. Also being located close to the University of Lethbridge, it's a great option for faculty, staff, or students working on their education. This charming bi-level home is so perfect for first-time home buyers, families, or those looking to downsize without compromising on comfort and convenience. Moving to Lethbridge? This is the house for you. The home features two spacious bedrooms on the main level, along with a large 4-piece bathroom featuring a relaxing soaker tub. The kitchen boasts a island, perfect for meal prep and casual dining, enhanced by a bright and airy skylight. The fully finished basement offers a large family room with an electric fireplace, a generous bedroom, another 4-piece bathroom, and ample storage space. Step outside to a front covered porch or relax on the rear covered porch, which leads down to a beautiful stamped concrete patio, ideal for entertaining. The property includes a detached double car garage and a beautifully landscaped lot with underground sprinklers ensuring a lush, green lawn. Recent updates include a roof that is only 5 years old and a hot water tank replaced just 2 years ago. Stay cool in the summer with central air conditioning. This home is a fantastic opportunity to live in a vibrant community on the west side of Lethbridge. Don't miss out on making this house your new



home! Contact your realtor to schedule a viewing and see all that this property has to offer.

Built in 2008

Essential Information

MLS® #	A2147247
Price	\$379,000
Sold Price	\$372,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	65 Mt Sundance Road W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0B6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, On Street

Interior

Interior Features	High Ceilings, Open Floorplan, Skylight(s), Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

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

Exterior

Exterior Features	Other, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt
Construction	Concrete, Veneer, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2024
Date Sold	July 25th, 2024
Days on Market	18
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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