

\$435,000 - 358 Mt Sundance Landing W, Lethbridge

MLS® #A2184983

\$435,000

3 Bedroom, 4.00 Bathroom, 1,377 sqft

Residential on 0.10 Acres

Sunridge, Lethbridge, Alberta

Welcome to this meticulously maintained, move-in ready gem nestled in a quiet, friendly neighbourhood. Built in 2014 by the renowned Avonlea Homes, this 1,377 sqft beauty is packed with practical and desirable features, both inside and out. Whether you're entertaining guests or enjoying a quiet evening, this property offers the perfect combination of comfort, style, and convenience. As you enter the home, you'll be greeted by an inviting and open layout. With 3 spacious bedrooms on the top floor and 3.5 bathrooms spread throughout, there's ample room for your family and guests. The main floor laundry adds convenience, while the oversized family room with 2-zone lighting and a cozy fireplace offers a perfect space for relaxation or gatherings. The property is also designed for year-round comfort. A double attached and heated garage ensures your vehicles are protected from the elements, and the air conditioning keeps you cool during the warmer months. The home's top-of-the-line carpet and underlay (installed in 2022 in the basement) add a touch of luxury underfoot, while the custom finished 3-piece shower in the basement is a standout feature that adds both style and functionality. The home's outdoor amenities are equally impressive. The 3-zone underground sprinklers will keep your lawn lush and green with minimal maintenance, and rear zone drip lines for your planter boxes make gardening a breeze. The concrete path



from the front to the back of the house creates easy access and a clean, polished look, while the exterior storage shed provides ample space for all your outdoor equipment. Entertain in style with a pergola with lights over the deck, creating a cozy space for evening gatherings, or simply relax while taking in the amazing southeast view that stretches beyond the property. The peaceful, quiet neighbourhood is ideal for those looking for a retreat-like atmosphere, yet still close to all amenities. Families will love the convenient location, just 1 km to Senator Joyce Fairbairn School and Probe School, making school runs a breeze. With its prime location, superior features, and meticulous upkeep, this Avonlea-built home is the perfect blend of modern luxury and practical living. Don't miss the chance to make it yours. Book your private showing today!

Built in 2013

Essential Information

MLS® #	A2184983
Price	\$435,000
Sold Price	\$438,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,377
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	358 Mt Sundance Landing W
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Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings, ENERGY STAR Qualified Dishwasher
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2025
Date Sold	January 16th, 2025
Days on Market	14
Zoning	R-CM
HOA Fees	0.00

Listing Details

Listing Office	Onyx Realty Ltd.
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