

**54 Sunridge Boulevard W
Lethbridge, Alberta**

MLS # A2224136



\$460,000

Division:	Sunridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,338 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Sump Pump(s)		

Inclusions:	N/A
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Just a few blocks from Senator Joyce Fairbairn Junior High, this beautifully maintained and fully developed raised bungalow was custom built by Palmer Homes and offers 3 beds and 3.5 baths. From the moment you step through the front door, you're welcomed by soaring vaulted ceilings and an open layout. A bright living room with large windows overlooks the charming front veranda, and a convenient half bath is tucked privately off the entrance, complete with a sun-filled window. The heart of the home features a well-equipped kitchen with dark maple cabinetry, stainless steel appliances, a corner pantry, and an island with seating. The main floor bedroom offers a private ensuite and is right off the kitchen. Upstairs, the primary bedroom over the garage features sleek laminate flooring, a massive walk-in closet, and a full bathroom with a tub/shower combo and large vanity. The basement is bright and welcoming, with three large windows, fresh carpet, a spacious living area, third bedroom, full bathroom, and under-stair storage. The attached garage is off the back of the house and there is also a parking pad for ample parking.