

462 Mt Sundance Landing W Lethbridge, Alberta

MLS # A2246113



\$540,000

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

Inclusions: Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer and Dryer, All window coverings including curtains, rods, and blinds, Humidifier, Ceiling Fan, 2 x Garage Door Openers, Wardrobe in Basement, Tire rack in garage, 3 bar stools, Trampoline "as is".

Move-In Ready in Sunridge! Tucked away on a quiet cul-de-sac street, this fully developed family home checks all the boxes! The main floor impresses with durable laminate flooring, sleek quartz countertops with a raised eating bar, stainless steel appliances, and maple cabinetry. The living room is warm and inviting with a gas fireplace and a wall of windows that flood the space with natural light. Upstairs, a stylish spindle railing guides you to three bedrooms and two bathrooms, plus the ultimate convenience—laundry right where you need it! The primary suite is a true retreat with a spa-like ensuite featuring a soaker tub, double vanity, 5-foot shower, and built-in maple storage. The fully finished basement adds even more living space with a large family room, extra bedroom, and 3-piece bathroom. And the location? Perfect! Just steps from neighbourhood favourites like Tim Hortons, a gas station, car wash, liquor store, and yes… Papa John's! Call your favourite REALTOR® today—this Sunridge home won't last long!