

366 Mt Sundance Landing W Lethbridge, Alberta

MLS # A2261510



\$499,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage		

Inclusions: TV mount in primary, shelving attached in garage, 4x rain barrels, murphy bed, above ground sprinklers, hot tub negotiable.

Step into this well-maintained bungalow that combines thoughtful updates with comfortable living. The home offers 4 bedrooms and 3 bathrooms, including a 3-piece ensuite off the primary. Upstairs, you'll find fresh paint and updated vinyl flooring (2024), a bright kitchen with quartz countertops, and a new fridge (2023). The basement is ideal for entertaining, featuring an electric fireplace, wet bar, and included Murphy bed, along with two additional bedrooms and a 3-piece bathroom. Comfort is prioritized with central A/C (2022) and a furnace upgraded with UV light (2023, \$800 value). Additional highlights include Hunter Douglas blinds, a heated garage, central vac, and a newly painted front deck that adds to the curb appeal. Outdoors, enjoy a fenced garden area, landscaped yard, and hot and cold water taps at both the garage and back exterior. The backyard also includes above-ground sprinklers and plenty of space to relax.