



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

532 Sunridge Crescent W
Lethbridge, Alberta

MLS # A2303504



\$529,900

Division:	Sunridge		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,420 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, Laminate Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Rangehood, Microwave, Washer, Dryer, Mini Fridge, Window Coverings, A/C, Built in Vacuum and Attachments, Garage Opener and Remote, Underground Sprinklers

Impeccably maintained with splendid natural light! Ideally designed for a corner lot, this fully developed unique bilevel is ready for you to move into. From the street the character and charm of the front wrap-around verandah grabs your attention, and once you step into the huge front entrance you just might be hooked. The interior features an open kitchen layout that showcases brilliant east facing glass, a generous island with power, and quality deep stained maple cabinetry with under cupboard lighting. The kitchen eating area spills out onto a sheltered and shaded deck that takes you down to a sunny back yard. The primary bedroom is up over the garage, offers plenty of room, and has a convenient step in/double shower in the private ensuite. Just off the spacious back entrance is where the laundry is located, which it tucked nicely out of the way. The basement was fully finished in 2016 and has the window size and light that you would expect in a bilevel. A 3rd and 4th bedroom can be found down here with the back bedroom being exceptionally large. Can you find the "secret" storage cubby? A cozy family room sporting a corner wet bar complete the lower living space, which would lend itself quite nicely to short term rentals or long term family visits. Shingles, fascia, eaves, and downspouts were replaced in 2014, the high efficiency furnace in 2016, and hot water tank in 2020. The rear attached garage is insulated and drywalled, has 10'8" ceilings, and gives you exciting vertical storage space possibilities. Being on a corner lot you'll have plenty of parking for your guests too. Just steps away from fabulous walking trails and pathways.