



Anne French  
Your REALTOR®  
Love where you live.

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468 Mt Sunburst Cres W  
Lethbridge, Alberta

MLS # A2313871



**\$225,000**

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**Division:** Sunridge

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**Lot Size:** 0.12 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R-L

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Well here is one of the most desired lots on the West Side of Lethbridge! Backing onto the pond in Sunridge Park with a walk-out basement, this property is ready for you to develop. This is the very last lot available to be developed in MT. Sunburst Crescent. With amazing views to the West and no neighbours behind, this is a great opportunity for your dream home. Fenced already on 3 sides, its ready for you to develop and make it your own! This is a very quiet neighbourhood with plenty of water fowl and deer to entertain you out your back door! Take a drive by near sunset to enjoy a great view!