

**202 Mt Sundance Crescent W
Lethbridge, Alberta**

MLS # A2318527



\$444,900

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|------------------|---|---------------|-------------------|
| Division: | Sunridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,000 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, F | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance, Sump Pump(s), Tankless Hot Water | | |

Inclusions: Solar panels, above ground pool and accessories

Welcome to this beautifully maintained bi-level home nestled on a quiet crescent in the highly desirable community of Sunridge! Offering a fantastic combination of comfort, functionality, and updates, this move-in-ready property has been lovingly cared for and features numerous upgrades throughout. The main floor has two spacious bedrooms, a full 4-piece bathroom, and a stunning kitchen renovated in 2022. The kitchen is highlighted by a custom island with an attached dining table, creating the perfect space for everyday living and entertaining. Recent improvements include paint, most flooring, solar panels, and updated appliances, providing both style and efficiency. Downstairs, you'll find a third bedroom, a 3-piece bathroom, and an incredible custom wet bar that transforms the basement into the ultimate entertainment space for hosting family and friends. Step outside to enjoy the fully fenced backyard, complete with a dedicated area for the included above-ground pool—perfect for summer fun. The detached double garage offers plenty of room for vehicles, storage, and hobbies. Located within walking distance of Senator Joyce Fairbairn Middle School and close to parks, amenities, and shopping, this home combines a fantastic location with exceptional value. With tons of updates and upgrades already completed, all that's left to do is move in and enjoy! Don't miss your opportunity to own this extensively updated gem!