

**275 Mt Sunburst Way W
Lethbridge, Alberta**

MLS # A2325498



\$499,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,268 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Welcome to this beautifully maintained bi-level with a walkout basement, fantastic curb appeal, and a functional layout designed for everyday living. The bright main floor features a spacious living room and a well-appointed kitchen with a corner pantry, abundant cabinetry, and plenty of counter space. The main floor offers two spacious bedrooms, including a primary suite with a private ensuite featuring a soaker tub and separate shower. The second bedroom includes a built-in desk, making it an ideal home office or study space. The fully finished walkout basement adds a large family room with a cozy three-way fireplace, an additional oversized bedroom, and a full bathroom. Recent updates include fresh paint and new light fixtures on the main floor in 2025, along with a new refrigerator in 2026. Outside, you'll find an oversized heated double detached garage with paved alley access. Located in a desirable neighborhood, this home offers the perfect combination of space, functionality, and value.