

**45 Sunridge Boulevard W
Lethbridge, Alberta**

MLS # A2337694



\$515,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,022 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Upstairs - Fridge, Stove, dishwasher, microwave hood fan, washer, dryer, All blinds, A/C downstairs - Fridge, stove, hood fan, washer, dryer, All blinds

LEGAL SUITE | 4 BEDROOMS | 2 LAUNDRY ROOMS | DOUBLE GARAGE Welcome to 4500 Boulevard West, Lethbridge—a fantastic investment opportunity in the heart of the desirable Sunridge community! This legally suited home offers excellent flexibility for investors, first-time buyers, or anyone looking to offset their mortgage with rental income. The home features two bedrooms upstairs and two bedrooms downstairs, with a full bathroom on each level. The main floor and basement each have their own separate laundry, while the lower level also benefits from a separate entrance, creating privacy and convenience for both occupants. Outside, you'll appreciate the low-maintenance landscaping and the convenience of a double attached garage, and an extra parking pad beside the garage, giving you plenty of room for parking and storage. Location is a major highlight! Situated in Sunridge and surrounded by beautiful ponds, natural areas and wilderness, you'll have easy access to walking paths, parks, schools, shopping and everyday amenities. Enjoy the peaceful surroundings while still being close to everything you need. Whether you're looking to rent both levels, live upstairs while having tenants in the basement help subsidize your mortgage, or add a solid property to your investment portfolio, this home offers excellent versatility and income potential. 9 years ago New shingles, new siding New paint up and down New carpet up & down New furnace and A/C 2 years ago new hot water tank. Book your appointment it won't last long