



Anne French
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466 Mt Sundance Landing W Lethbridge, Alberta

MLS # A2158375



\$474,900

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV wall mount

Welcome to this inviting 2-storey detached home in the quiet, family-friendly Sunridge neighborhood of Lethbridge. With 1989 sq ft of fully developed living space, this property offers all the comforts of home. The main floor features an open-concept layout, including a spacious kitchen with a central island and pantry, a dining area, and a cozy living room with a gas fireplace. There's also a convenient 1/2 bathroom for guests. The upper level boasts three bedrooms, including a primary oasis with an ensuite and walk-in closet. Two additional bedrooms and a 4-piece bathroom complete the floor. The fully developed lower level provides a fourth bedroom, a full bathroom, a family room perfect for movie nights, and a laundry room with plenty of storage. Outside, you'll find a fully fenced backyard with a patio and deck—perfect for relaxing or entertaining. The home also includes a double detached garage. Situated in a quiet cul-de-sac, this property is just a short distance from practical conveniences like Tim Hortons, Subway, and a gas station, making everyday errands a breeze. Perfect for first-time buyers or families, this move-in-ready home offers the opportunity to settle in a peaceful community while still being close to essential services.