

# \$499,900 - 57 Mt Sundance Road W, Lethbridge

MLS® #A2240187

**\$499,900**

4 Bedroom, 3.00 Bathroom, 998 sqft  
Residential on 0.09 Acres

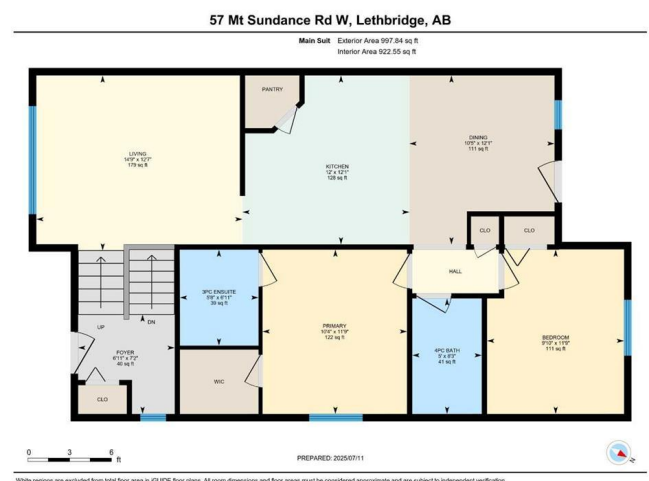
Sunridge, Lethbridge, Alberta

LEGAL SUITED property in West Lethbridge with a detached double garage! Home features welcoming entry with tiled floors. Main level has laminate flooring and vaulted ceilings. Living room features large low-e windows. Kitchen has island, pantry, & stainless steel appliance package. Dining space with door to deck out back. Primary bedroom features 3 piece ensuite with shower, and a walk-in closet. A second bedroom and another full bathroom with tub/shower combo complete the main. Separate Laundry in both units. Walk-up basement entry to backyard. Basement suite has a living room/dining room combo space. Kitchen features island, pantry, and stainless steel appliances. There are also 2 bedrooms, a full bathroom, and a laundry closet. Home has convenience of tankless hot water. There is a double garage out back that is currently rented separately. There is also a parking spot beside the garage. Yard has low maintenance landscaping. Live up and rent down, or, add this property to your investment portfolio!

Built in 2011

## Essential Information

MLS® #	A2240187
Price	\$499,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	998
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	57 Mt Sundance Road W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0B6

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s), Tankless Hot Water
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

### Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 16th, 2025
Days on Market	30
Zoning	R-L

## **Listing Details**

Listing Office	REAL BROKER
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