



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2220306**



**\$399,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, electronic door lock keypad

Welcome to 136 Mt Sundance Crescent W in highly desirable Sunridge—a vibrant, family-friendly, and eco-conscious neighborhood perfect for growing families! This fully developed 4-bedroom, 3-bathroom bi-level home offers 1,032 sq. ft. of well-designed living space and is ideally located near schools, parks, shopping, and scenic walking trails. Step inside to find a bright, open-concept main floor featuring a spacious kitchen with plenty of counter space, a generous living area, and a dedicated dining space for family meals. The primary bedroom includes a private ensuite, while the fully finished basement provides two additional bedrooms, a large family room, and ample storage. Outside, enjoy a landscaped backyard with a deck — perfect for kids, pets, and summer gatherings. The fenced yard and rear parking pad offer flexibility and convenience. Sunridge is known for its green community planning, walkability, and access to nearby lakes and natural spaces, making it perfect for your family today and into the future. Whether you're a first-time homebuyer or looking for space to grow, this home checks all the boxes. Contact your REALTOR® today to schedule your private showing!