



**GRASSROOTS**  
REALTY GROUP

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**462 Mt Sundance Landing W  
Lethbridge, Alberta**

**MLS # A2246113**



**\$540,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Sunridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,605 sq.ft.   | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Vinyl  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CM |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub |                   |      |

**Inclusions:** Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer and Dryer, All window coverings including curtains, rods, and blinds, Humidifier, Ceiling Fan, 2 x Garage Door Openers, Wardrobe in Basement, Tire rack in garage, 3 bar stools, Trampoline "as is".

Move-In Ready in Sunridge! Tucked away on a quiet cul-de-sac street, this fully developed family home checks all the boxes! The main floor impresses with durable laminate flooring, sleek quartz countertops with a raised eating bar, stainless steel appliances, and maple cabinetry. The living room is warm and inviting with a gas fireplace and a wall of windows that flood the space with natural light. Upstairs, a stylish spindle railing guides you to three bedrooms and two bathrooms, plus the ultimate convenience—laundry right where you need it! The primary suite is a true retreat with a spa-like ensuite featuring a soaker tub, double vanity, 5-foot shower, and built-in maple storage. The fully finished basement adds even more living space with a large family room, extra bedroom, and 3-piece bathroom. And the location? Perfect! Just steps from neighbourhood favourites like Tim Hortons, a gas station, car wash, liquor store, and yes&hellip; Papa John&rsquo;s! Call your favourite REALTOR&reg;? today&mdash;this Sunridge home won&rsquo;t last long!