



GRASSROOTS
REALTY GROUP

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**256 Sunridge Road W
Lethbridge, Alberta**

MLS # A2247483



\$437,900

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,132 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, central vac and attachments, garage door opener and control

Welcome to 256 Sunridge Road. This two-story fully developed home features double master bedrooms—each with their own walk-in closet and ensuite bathroom. You will enjoy open concept design that seamlessly connects the living, dining, and kitchen areas with 9' ceilings. The kitchen offers ample cabinetry, island and stainless steel appliances. The basement is a delightful addition, fully developed with an extra bedroom and full bath, offering versatility and extra room for guests, a home office, or recreational space. Step outside to a fenced and landscaped rear yard, complete with a large patio area and rear deck, perfect for summer relaxation. Enjoy the convenience of a double detached garage, providing ample storage and parking options for your vehicles and outdoor gear. Conveniently located near shopping, schools and walking trails. Extras in the home are central air conditioning, central vacuum and attachments and new carpet on the 2nd floor and stairs.