



**GRASSROOTS**  
REALTY GROUP

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**436 Mt Sunburst Crescent W  
Lethbridge, Alberta**

**MLS # A2261120**



**\$634,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Upstairs TV Mount, Ensuite Cabinet		

Welcome to this beautifully maintained bi-level, built by Cedar Ridge Homes and located in one of the city's most family-friendly, sustainable neighbourhoods. With Green Built Gold Certification, this home offers comfort, style, and efficiency in a setting designed for active family living. Conveniently located near schools, parks, lakes and a great path system. Inside, you'll find a bright, welcoming floor plan with fresh paint, modern colours, and thoughtful updates throughout. The kitchen features new granite countertops, stylish backsplash, and plenty of space for family meals and entertaining. Pride of ownership is evident everywhere that you look. With 5 Bedrooms and 4 Bathrooms, everyone will have the space that they need. The Primary Bedroom is conveniently located on the main floor. An additional 2 bedrooms are on the top floor and there are 2 on the lower level. This Modified Bi-level floorplan lends itself to large windows and vaulted ceilings making it bright and airy. The walk-out basement is set up to accommodate your Mother in Law, offering excellent flexibility for extended family or guests. Step outside to your own private retreat: a south-facing backyard with no neighbours behind, overlooking a serene lake and wetland park. Enjoy the outdoors from your zero-maintenance composite deck or take advantage of the fully landscaped yard with irrigation system. This home truly offers the best of both worlds: modern comfort and efficiency, paired with a stunning natural setting.