



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2261510**



**\$499,900**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<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-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage		

**Inclusions:** TV mount in primary, shelving attached in garage, 4x rain barrels, murphy bed, above ground sprinklers, hot tub negotiable.

Step into this well-maintained bungalow that combines thoughtful updates with comfortable living. The home offers 4 bedrooms and 3 bathrooms, including a 3-piece ensuite off the primary. Upstairs, you'll find fresh paint and updated vinyl flooring (2024), a bright kitchen with quartz countertops, and a new fridge (2023). The basement is ideal for entertaining, featuring an electric fireplace, wet bar, and included Murphy bed, along with two additional bedrooms and a 3-piece bathroom. Comfort is prioritized with central A/C (2022) and a furnace upgraded with UV light (2023, \$800 value). Additional highlights include Hunter Douglas blinds, a heated garage, central vac, and a newly painted front deck that adds to the curb appeal. Outdoors, enjoy a fenced garden area, landscaped yard, and hot and cold water taps at both the garage and back exterior. The backyard also includes above-ground sprinklers and plenty of space to relax.