



GRASSROOTS
REALTY GROUP

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**263 Mt Sunburst Way W
Lethbridge, Alberta**

MLS # A2282645



\$434,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	972 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, See Remarks, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Stove, Refrigerator (AS IS, water dispenser does not work but ice machine does), Microwave OTR, Washer & Dryer, Central A/C, Garage Door Opener and controls, All window coverings excluding curtains in the nursery

Welcome to this well-maintained bungalow offering a functional layout, thoughtful upgrades, and a great location close to Sunridge Park, the coulees, and nearby schools. The main floor is highlighted by vaulted ceilings and a spacious living room that flows seamlessly into the kitchen and dining area—ideal for both everyday living and entertaining. You’ll also find a generous primary bedroom with a walk-in closet, a second bedroom, and a full 4-piece bathroom on the main level. The fully developed lower level adds excellent additional living space with a large family room, a spacious bedroom, a 3-piece bathroom, a dedicated storage room, and a utility room complete with laundry. Comfort is enhanced year-round with central A/C and a new tankless hot water system installed in 2024. Outside, enjoy a composite two-tiered back deck perfect for relaxing or hosting, underground sprinklers servicing the front yard, side yard, and the planters surrounding the deck, and the convenience of a double detached garage offering ample parking and storage. An additional parking pad beside the garage provides excellent flexibility and can be used for RV parking. This home combines comfort, efficiency, and location—making it an excellent option for a wide range of buyers.