



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

**MLS # A2282645**



**\$434,900**

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

<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, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.