



GRASSROOTS
REALTY GROUP

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**248 Sunridge Road W
Lethbridge, Alberta**

MLS # A2285880



\$469,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	913 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Separate Entrance		

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer dryer, window coverings/hardware, garage door opener & remote, Central A/C, U/G sprinklers in the front, microwave, 1 TV mount, Telus security system (\$165/ Month)

BETTER THAN NEW! This beautifully updated 4-bedroom, 2-bathroom home with a **DOUBLE** detached **GARAGE** offers approx. \$100,000 in upgrades completed in the past few years — providing modern comfort and peace of mind without the wait or added expense of building. Major updates include new triple-pane windows throughout, new front door, new fencing, new hot water tank, all new flooring throughout, high-end appliances, custom window coverings, updated light fixtures, front yard landscaping with underground sprinklers, and a new composite front porch. The bright main-floor living room flows seamlessly into the dining area with access to the back deck — perfect for relaxing or entertaining. The kitchen offers a generous, open feel ideal for everyday living. The main floor includes a spacious primary bedroom, a second bedroom, and a full 4-piece bathroom. Downstairs you’ll find an oversized recreation room, two additional well-sized bedrooms, and another full 4-piece bathroom — offering plenty of space for family or guests. Located in the desirable Sunridge neighborhood, close to transit, shopping, parks, and green spaces, this home combines thoughtful upgrades with a fantastic location. Move in and enjoy — everything has already been done for you.