



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

**MLS # A2139525**



**\$534,900**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s)		

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2

Welcome to 450 Mt Sundance Landing! This immaculate legally suited home is nestled on a large pie-shaped lot located on a quiet street in Sunridge! The Main Floor features an open concept floor plan with a beautiful kitchen, 2 good sized bedrooms, separate laundry, a large separate back yard and a single car garage! As you make your way into the completely SEPARATE LEGAL SUITE finished in the same modern style as the upper floor. This lower level suite offers 2 bedrooms, a large living area, beautiful kitchen and a separate laundry room, along with its own single car garage and backyard! One thing that separates this beautiful home over the other suited homes is the MASSIVE upgrade of CONCRETE between the floors ensuring peace and quiet between both units at all times, some would say its like living on your own! A few other bonuses include AC and a separate parking pad in the rear that fits an RV. The list goes on! Whether you are an investor or a family looking for the perfect legal suited, home, this is the one for you! Located near a strip plaza, parks, public transit, and schools this home has it all. Book your showing today with your Favourite Realtor!