



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

MLS # A2141126



\$525,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,364 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Natural Woodwork, Pantry, Storage		

Inclusions: Fridge, stove, hood fan, dishwasher, washer, dryer, garage door opener + 2 remotes, central air conditioner, central vacuum + attachments, underground sprinklers, window blinds, RPR dated July 3, 2008 and letter of compliance dated July 11, 2008

A truly one of a kind home in Sunridge! This 3 bedroom, 2.5 bathroom home offers a welcoming floor plan with spacious living areas, ideal for entertaining. A custom kitchen features plentiful counter space to cook big dinners, there's a cozy fireplace in the living room with a walk-way above that promotes elegance and grandeur. The driveway is extra long to accommodate RV parking plus a double attached garage. Only a few steps away from Sunridge Park, Tim Hortons and a gas station! This home was even fully repainted this year!