



**237 Mt Sundance Crescent W  
Lethbridge, Alberta**

**MLS # A2144920**



**\$399,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** Fridge, Stove, Deep Freeze, Microwave Hood Fan, A/C Unit, 2x Garage Door Remote, Washer, Dryer, All Window Coverings.

Welcome to 237 Mt Sundance Crescent W, a delightful property located in the heart of Lethbridge. This charming home boasts 877 square feet of comfortable living space, making it an ideal choice for families or anyone looking for a cozy yet spacious residence. The main floor is thoughtfully designed to cater to modern living needs. It features a well-appointed kitchen and a dining area that is perfect for family meals and entertaining guests. The sizeable living room offers a warm and inviting atmosphere, ideal for relaxing or socializing. Two comfortable bedrooms on this floor provide ample space for rest and privacy, while a 4-piece bathroom ensures convenience and functionality. The lower level of this home is fully developed, offering additional living space that enhances the property's versatility. Here, you will find two more bedrooms, perfect for accommodating a growing family or providing space for guests. The large family room on this level is an excellent area for recreation, hobbies, or simply unwinding after a long day. One of the standout features of this property is the double detached garage located at the back of the house. This provides secure parking and additional storage space, adding to the home's overall practicality. Situated in a desirable neighbourhood, 237 Mt Sundance Crescent W offers a blend of comfort, convenience, and charm. Whether you are a first-time homebuyer or looking to expand your living space, this property is a wonderful opportunity to own a beautiful home in Lethbridge. Don't miss out on the chance to make this house your new home. Contact your favourite Realtor today!