



**533 Sunridge Crescent W  
Lethbridge, Alberta**

**MLS # A2154129**



**\$599,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,716 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<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>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Open Floorplan		

**Inclusions:** master bedroom tv, central vac and attachments, window coverings, garage opener and controls, security system, dishwasher, stove, refrigerator, garburator, microwave hood fan, UG sprinklers, Central AC .

Located on a quiet crescent in Sunridge, this classy home by the lake offers a calm and relaxing atmosphere. Enjoy stunning summer sunsets from your upper or lower deck. The grand kitchen is perfect for cooking, featuring granite countertops and a complete black appliance package. Unwind in your private Jacuzzi tub in the en-suite bathroom. This home has four bedrooms and three and a half bathrooms, all fully developed. It also includes central air conditioning, underground sprinklers, and a central vac system for added convenience. The location is fantastic, with a school nearby, making it perfect for families. You'll also find various amenities within a short distance, ensuring everything you need is within easy reach. From parks to fast casual food, Sunridge has it all. Experience the best of lakeside living with this beautiful home in Sunridge. With its peaceful setting and convenient location, it's the perfect place to call home.