



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

MLS # A2170327



\$385,000

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,144 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Window Coverings, Large and Small Sheds (as is/where is), Pergola, 2 Attached Living Room shelves, 2 attached shelves in primary bedroom, hanging utility room shelves.

This adorable 2-storey home in the popular Sunridge neighbourhood is perfect for first-time buyers or families! Step up onto the large front porch and enter an open-concept main floor, ideal for family living and entertaining. The kitchen features quartz counter-tops, ceiling height cabinets, a stainless steel appliance package, and large windows throughout the space allowing for a nice and bright atmosphere. Upstairs, you'll find 3 comfortable bedrooms, including a spacious primary bedroom with walk-in closet and a 3-piece ensuite, plus a 4-piece bathroom for the family. The fully developed basement offers a spacious family games room for extra enjoyment, along with ample storage spaces. Outside, the beautiful backyard features a multi-level private deck, lush lawn, and a double parking pad for convenience. Located close to the University, parks, and schools, this home offers a wonderful balance of comfort and community!