



**296 Sunridge Road W
Lethbridge, Alberta**

MLS # A2202043

\$415,000



Division:	Sunridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,283 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Standard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, ALL WINDOW COVERINGS, GARAGE DOOR OPENER, 2X TV MOUNTS, A/C UNIT, HOOD FAN.

Welcome to 296 Sunridge Road W, a well-maintained four-level split home situated on a desirable corner lot in Lethbridge. With 1,283 square feet of living space, this property offers a functional layout that provides comfort and versatility. The main level features a bright living room with large windows that fill the space with natural light, complemented by a vaulted ceiling that adds to the open feel. The kitchen and dining area offer ample space for cooking and entertaining, with easy access to the main living area. Upstairs, you'll find the primary bedroom, complete with a walk-in closet, along with a second bedroom and a four-piece bathroom. The third level boasts a spacious family room with a convenient walkout to the ground level, offering additional living space for relaxation or gatherings. The basement remains unfinished, providing an opportunity for future development and includes a dedicated laundry area. Outside, the backyard features a double detached garage, adding both parking and storage convenience. The corner lot provides extra space and potential for landscaping or outdoor enjoyment. Located in a great neighborhood with nearby parks, schools, and amenities, this home is an excellent opportunity for those looking for a well-kept property in a fantastic location. Contact your favourite REALTOR® today!