



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

**MLS # A2203512**



**\$405,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Central	<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Stone Counters, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds, garage door opener and remote (2), electronic keypad

Welcome to your dream home in highly sought-after and family-friendly Sunridge! This beautifully 3-bedroom, 3-bathroom bi-level offers a spacious open concept main floor with abundant natural light, and a modern kitchen complete with gleaming granite countertops & perfect for entertaining family and friends. The large primary bedroom boasts a luxurious 4-piece ensuite and a generous walk-in closet, ensuring comfort and privacy. Downstairs, there is a huge family room ideal for gatherings, a kids' playroom, or family movie nights. Step outside to enjoy the outdoors on your private deck, for all your summer barbecues or relaxing evenings. The home is enhanced by a double detached garage that provides secure parking and abundant storage, making it perfect for families and DIY enthusiasts alike. Located just minutes from top-rated schools, parks, playgrounds, shopping centers, and scenic coulee trails, this home provides both convenience and a quality lifestyle in a growing community. Your new Sunridge home is ready for a new family. Don't miss out on this opportunity to settle into a vibrant, expanding neighborhood that truly caters to family living. Contact your favorite REALTOR today to schedule your private tour!