

# \$540,000 - 462 Mt Sundance Landing W, Lethbridge

MLS® #A2246113

**\$540,000**

4 Bedroom, 4.00 Bathroom, 1,605 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

Move-In Ready in Sunridge!

Tucked away on a quiet cul-de-sac street, this fully developed family home checks all the boxes!

The main floor impresses with durable laminate flooring, sleek quartz countertops with a raised eating bar, stainless steel appliances, and maple cabinetry. The living room is warm and inviting with a gas fireplace and a wall of windows that flood the space with natural light.

Upstairs, a stylish spindle railing guides you to three bedrooms and two bathrooms, plus the ultimate convenience—laundry right where you need it! The primary suite is a true retreat with a spa-like ensuite featuring a soaker tub, double vanity, 5-foot shower, and built-in maple storage.

The fully finished basement adds even more living space with a large family room, extra bedroom, and 3-piece bathroom.

And the location? Perfect! Just steps from neighbourhood favourites like Tim Hortons, a gas station, car wash, liquor store, and yes—Papa John's™.

Call your favourite REALTOR® today—this Sunridge home won't last long!



Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246113    |
| Price          | \$540,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,605       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 462 Mt Sundance Landing W |
| Subdivision | Sunridge                  |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1J 5J9                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Cooktop, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Other                                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 16                |
| Zoning         | R-CM              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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