

# \$505,000 - 230 Mt Sundance Crescent W, Lethbridge

MLS® #A2264957

**\$505,000**

4 Bedroom, 3.00 Bathroom, 1,035 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

This beautiful legally suited West Lethbridge home is ready for a new owner! With an ideal location, a separate entrance, separate laundry, and both units featuring two bedrooms, this home is an ideal addition to any portfolio. Approaching the home, you'll notice the low-maintenance landscaping and beautiful shrubs. The front porch leads into a charming foyer with closet storage. Upstairs, the living room is bright and open, with the nearby kitchen sporting a corner pantry and large central island with a breakfast bar. The side entrance and deck can be accessed through the dining room. Down the hall, a full four-piece bath sits across from a spacious bedroom. The primary bedroom at the rear of the home comes complete with a walk-in-closet and four-piece ensuite bath, making a great layout for living up and renting down. Downstairs, the lower legal suite features an L-shaped kitchen next to an open-concept family room. Two bedrooms and a central four-piece bath can be found down the hall alongside plenty of storage room. Out back, a rear parking pad offers off-street space for vehicles while a nearby shed provides added storage space for seasonal equipment. If a legally suited home with separate entry and laundry in a perfect West Lethbridge locations sounds like the place for you, give your REALTOR® a call and book a showing today!

Built in 2010



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264957    |
| Price          | \$505,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,035       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 230 Mt Sundance Crescent W |
| Subdivision | Sunridge                   |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1J0Z6                     |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Track Lighting |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings                                                 |
| Heating           | Forced Air                                                                                                          |
| Cooling           | Central Air                                                                                                         |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Out                                                                     |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other, Private Entrance   |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                         |
|----------------|-------------------------|
| Date Listed    | October 16th, 2025      |
| Days on Market | 3                       |
| Zoning         | 1101 Single Family Home |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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