

\$400,000 - 351 Mt Sunburst Way W, Lethbridge

MLS® #A2184103

\$400,000

3 Bedroom, 2.00 Bathroom, 950 sqft
Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

Welcome to 351 Mt Sunburst Way W! This charming one-storey bungalow offers the perfect combination of comfort and convenience, making it an ideal choice for families, first-time homebuyers, or anyone looking for a cozy retreat. Boasting over 940 square feet of living space, this home features an open floor plan with big windows that flood the main level with natural light. The inviting living room flows seamlessly into the dining area and kitchen, creating a warm and welcoming space for entertaining or relaxing. The main floor also includes two generously sized bedrooms and a 4-piece bathroom, ensuring ample space for everyone. The fully finished basement adds even more value with a spacious family room, perfect for movie nights or game days. You'll also find a third bedroom and another 4-piece bathroom, offering privacy and flexibility for guests or a growing family. The basement is complete with a dedicated laundry room and a utility room, providing practical functionality. Step outside to the backyard, where you can enjoy the deck—ideal for summer barbecues or morning coffee. The detached garage, accessible via the back alley, adds convenience and storage options for vehicles, tools, or outdoor equipment. Located in a family-friendly neighbourhood, 351 Mt Sunburst Way W is close to schools, parks, and local amenities, making it a fantastic place to call home. Don't miss this opportunity to own a well-maintained bungalow in a



sought-after area. Contact your favourite REALTOR® today!

Built in 2006

Essential Information

MLS® #	A2184103
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	351 Mt Sunburst Way W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 3J9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, On Street
# of Garages	2

Interior

Interior Features	High Ceilings, Storage, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Storage, Private Yard

Lot Description Front Yard, Landscaped, Lawn, Back Lane, Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed December 20th, 2024

Days on Market 84

Zoning R-L

Listing Details

Listing Office Onyx Realty Ltd.

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