

366 Mt Sundance Landing W
Lethbridge, Alberta

MLS # A2261510



\$489,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind		
Heating:	Central, Forced Air		Water: -
Floors:	Carpet, Linoleum, Vinyl		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Vinyl Siding		Zoning: R-CM
Foundation:	Poured Concrete		Utilities: -
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage		
Inclusions:	TV mount in primary, shelving attached in garage, 4x rain barrels, murphy bed, above ground sprinklers, hot tub negotiable.		

Country Living in an Urban setting. !Step into this well-maintained bungalow that blends thoughtful updates with comfortable living. The home offers 4 bedrooms and 3 bathrooms, including a 4-piece ensuite off the primary. Upstairs, you’ll find fresh paint and updated vinyl flooring (2024), a bright kitchen with quartz countertops, and a new fridge (2023). The basement is perfect for entertaining, featuring an electric fireplace and wet bar. Both additional bedrooms are spacious, with one including a Murphy bed. The 3-piece bathroom downstairs is ideal for guests, offering plenty of room to make them feel right at home. Comfort is prioritized with central A/C (2022) and a new furnace upgraded with an air purification UV light (2023). Additional highlights include Hunter Douglas blinds, central vac, a heated garage, and a newly painted front deck that enhances curb appeal. Outdoors, enjoy a fenced garden area, landscaped yard with raised perennial and herb beds, and an established grapevine. There are hot and cold water taps at both the garage and back exterior, as well as above-ground sprinklers to keep your yard lush. Relax and take in the mountain view from your own backyard oasis. And when you’re ready to head out, you’re just a short walk to public transit and a warm cup of coffee—the perfect balance of country charm and city convenience!