

# \$499,999 - 57 Mt Sundance Road W, Lethbridge

MLS® #A2240187

**\$499,999**

4 Bedroom, 3.00 Bathroom, 998 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

LEGAL SUITED property in West Lethbridge with a DOUBLE DETACHED garage! Home features welcoming entry with tiled floors. Main level has laminate flooring and vaulted ceilings. Living room features large low-e windows. Kitchen has island, pantry, & stainless steel appliance package. Dining space with door to deck out back. Primary bedroom features a 3 piece ensuite with shower, and a walk-in closet. A second bedroom and another full bathroom with tub/shower combo complete the main. Separate Laundry in both units. Walk-up basement entry to backyard. Basement suite has a living room/dining room combo space. Lower suite kitchen features island, pantry, and stainless steel appliances. There are also 2 bedrooms, a full bathroom, and a laundry closet. Home has convenience of tankless hot water. There is a double garage out back. There is also a parking spot beside the garage. Yard has low maintenance landscaping. Live up and rent down, or, add this property to your investment portfolio with 2 suites and a garage to rent!

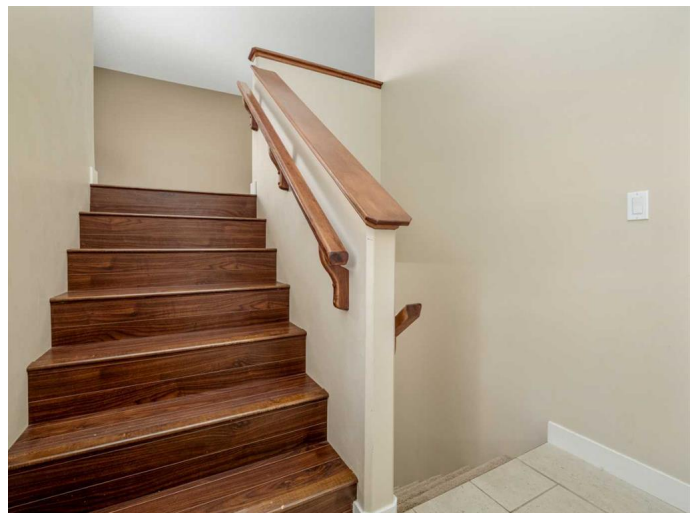
Built in 2011

## Essential Information

MLS® # A2240187

Price \$499,999

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 998         |
| Acres          | 0.09        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 57 Mt Sundance Road W |
| Subdivision | Sunridge              |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1J 0B6               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s), Vinyl Windows, Laminate Counters, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances        | See Remarks                                                                                                                                                           |
| Heating           | Forced Air                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full, Exterior Entry, Walk-Up To Grade                                                                                                                      |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | None                                                      |
| Lot Description   | Back Lane, Low Maintenance Landscape, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stone, Vinyl Siding                                       |
| Foundation        | Poured Concrete                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 74              |
| Zoning         | R-L             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.