

# **\$635,000 - 436 Mt Sunburst Crescent W, Lethbridge**

MLS® #A2261120

**\$635,000**

5 Bedroom, 4.00 Bathroom, 1,500 sqft  
Residential on 0.13 Acres

Sunridge, Lethbridge, Alberta

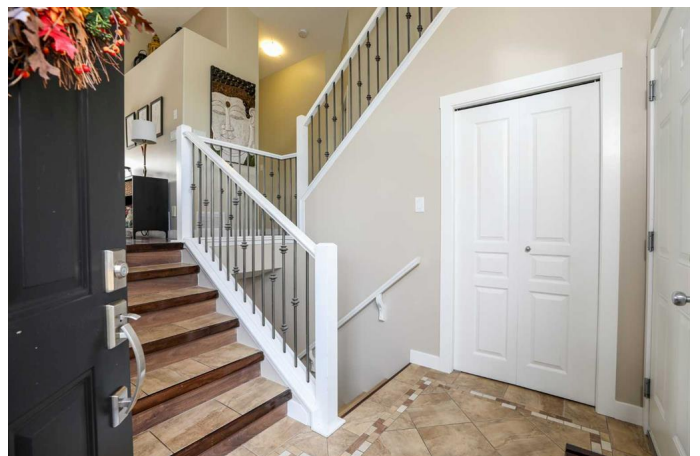
Welcome to this beautifully maintained bi-level, built by Cedar Ridge Homes and located in one of the city's most family-friendly, sustainable neighbourhoods. With Green Built Gold Certification, this home offers comfort, style, and efficiency in a setting designed for active family living. Conveniently located near schools, parks, lakes and a great path system.

Inside, you'll find a bright, welcoming floor plan with fresh paint, modern colours, and thoughtful updates throughout. The kitchen features new granite countertops, stylish backsplash, and plenty of space for family meals and entertaining. Pride of ownership is evident everywhere that you look.

With 5 Bedrooms and 4 Bathrooms, everyone will have the space that they need. The Primary Bedroom is conveniently located on the main floor. An additional 2 bedrooms are on the top floor and there are 2 on the lower level. This Modified Bi-level floorplan lends itself to large windows and vaulted ceilings making it bright and airy.

The walk-out basement is set up to accommodate your Mother in Law, offering excellent flexibility for extended family or guests.

Step outside to your own private retreat: a south-facing backyard with no neighbours behind, overlooking a serene lake and wetland park. Enjoy the outdoors from your zero-maintenance composite deck or take advantage of the fully landscaped yard with



irrigation system.

This home truly offers the best of both worlds:  
modern comfort and efficiency, paired with a  
stunning natural setting.

Built in 2007

### Essential Information

MLS® #	A2261120
Price	\$635,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,500
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	436 Mt Sunburst Crescent W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2S6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Jetted Tub
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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