

# \$595,000 - 609 Sunridge Crescent W, Lethbridge

MLS® #A2261488

**\$595,000**

5 Bedroom, 4.00 Bathroom, 1,234 sqft  
Residential on 0.11 Acres

Sunridge, Lethbridge, Alberta

Awarded for both design and efficiency, this exceptional Cedar Ridge Homes property offers a rare combination of sustainability and luxury. The home boasts a platinum efficiency rating, featuring solar panels, spray foam insulation throughout, insulated basement concrete, a tile roof, hardy plank siding, and Pekka-Roll shutters on the upper windows. Low-water grass completes the eco-friendly exterior.

The fully developed residence includes 5 bedrooms and 4 bathrooms across multiple levels, with a walkout third level and a stunning private engineered rooftop patio. The interior showcases quality finishes including maple flooring, bamboo cabinetry, and quartz countertops. Vaulted ceilings and large windows create an open, light-filled space, while central air conditioning and a moveable ethanol fireplace add comfort and ambiance. The location is truly unbeatable. Your private backyard opens directly onto Sunridge Park and Lake, providing immediate access to beautiful green space. Families will appreciate the walking distance to elementary, junior, and high schools, plus the abundance of nearby parks, playgrounds, and pathways. This one-of-a-kind home seamlessly blends environmental responsibility with modern comfort in a highly desirable neighbourhood setting.

Built in 2008



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261488      |
| Price          | \$595,000     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,234         |
| Acres          | 0.11          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 609 Sunridge Crescent W |
| Subdivision | Sunridge                |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1J 0T3                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas, ENERGY STAR Qualified Equipment                                      |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment                                               |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Electric, Family Room, Decorative                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Concrete, Tile                          |
| Construction      | Composite Siding                        |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 3                 |
| Zoning         | R-L               |

**Listing Details**

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

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