

# \$499,900 - 57 Mt Sundance Road W, Lethbridge

MLS® #A2240187

**\$499,900**

4 Bedroom, 3.00 Bathroom, 998 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

LEGAL SUITED property in West Lethbridge with a detached double 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 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. 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 that is currently rented separately. 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!

Built in 2011

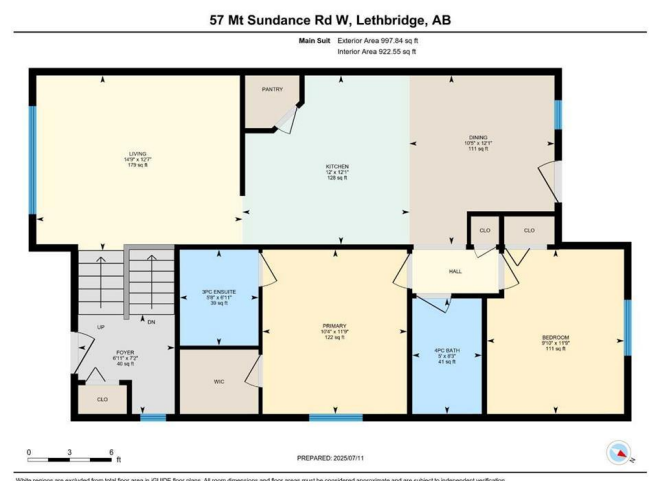
## Essential Information

MLS® # A2240187

Price \$499,900

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, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s), Tankless Hot Water |
| 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 | 36              |
| Zoning         | R-L             |

**Listing Details**

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

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