

\$540,000 - 462 Mt Sundance Landing W, Lethbridge

MLS® #A2246113

\$540,000

4 Bedroom, 4.00 Bathroom, 1,605 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

Move-In Ready in Sunridge!

Tucked away on a quiet cul-de-sac street, this fully developed family home checks all the boxes!

The main floor impresses with durable laminate flooring, sleek quartz countertops with a raised eating bar, stainless steel appliances, and maple cabinetry. The living room is warm and inviting with a gas fireplace and a wall of windows that flood the space with natural light.

Upstairs, a stylish spindle railing guides you to three bedrooms and two bathrooms, plus the ultimate convenience—laundry right where you need it! The primary suite is a true retreat with a spa-like ensuite featuring a soaker tub, double vanity, 5-foot shower, and built-in maple storage.

The fully finished basement adds even more living space with a large family room, extra bedroom, and 3-piece bathroom.

And the location? Perfect! Just steps from neighbourhood favourites like Tim Hortons, a gas station, car wash, liquor store, and yes—Papa John's™.

Call your favourite REALTOR® today—this Sunridge home won't last long!



Built in 2014

Essential Information

MLS® #	A2246113
Price	\$540,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,605
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	462 Mt Sundance Landing W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5J9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	3
Zoning	R-CM

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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