

# \$399,000 - 136 Mt Sundance Crescent W, Lethbridge

MLS® #A2220306

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,032 sqft

Residential on 0.09 Acres

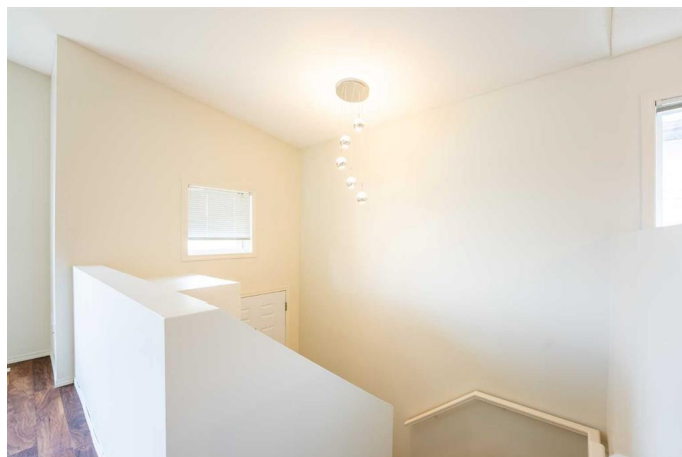
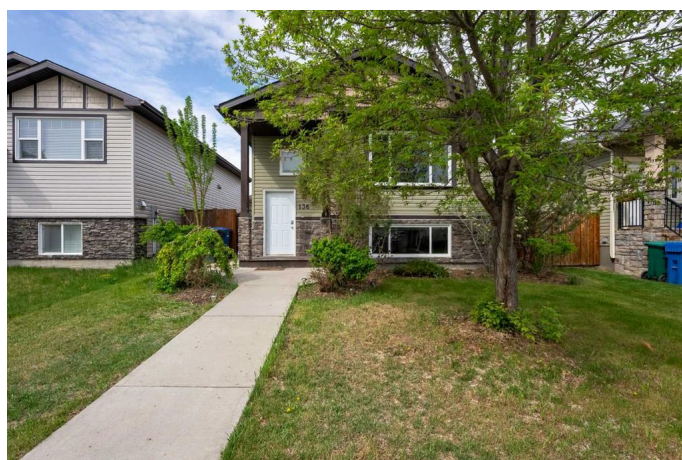
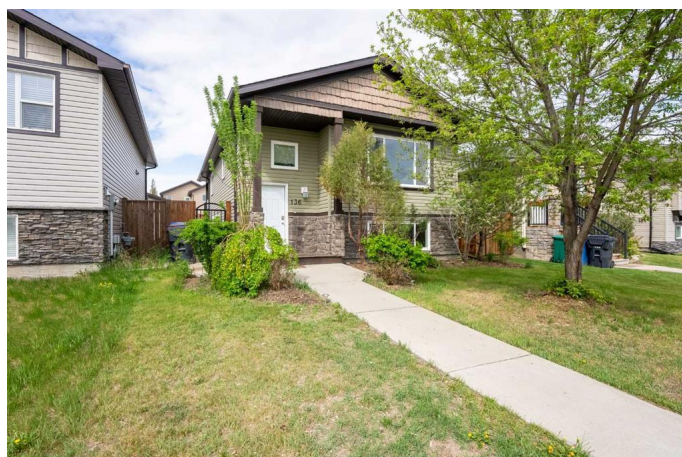
Sunridge, Lethbridge, Alberta

Welcome to 136 Mt Sundance Crescent W in highly desirable Sunridge—a vibrant, family-friendly, and eco-conscious neighborhood perfect for growing families! This fully developed 4-bedroom, 3-bathroom bi-level home offers 1,032 sq. ft. of well-designed living space and is ideally located near schools, parks, shopping, and scenic walking trails.

Step inside to find a bright, open-concept main floor featuring a spacious kitchen with plenty of counter space, a generous living area, and a dedicated dining space for family meals. The primary bedroom includes a private ensuite, while the fully finished basement provides two additional bedrooms, a large family room, and ample storage.

Outside, enjoy a landscaped backyard with a deck—perfect for kids, pets, and summer gatherings. The fenced yard and rear parking pad offer flexibility and convenience.

Sunridge is known for its green community planning, walkability, and access to nearby lakes and natural spaces, making it perfect for your family today and into the future. Whether you're a first-time homebuyer or looking for space to grow, this home checks all the boxes. Contact your REALTOR® today to schedule your private showing!



Built in 2010

## Essential Information

MLS® #	A2220306
Price	\$399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,032
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	136 Mt Sundance Crescent W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0L4

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 14th, 2025

Days on Market            5

Zoning                        R-L

### **Listing Details**

Listing Office                eXp Realty of Canada

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