

\$499,999 - 57 Mt Sundance Road W, Lethbridge

MLS® #A2240187

\$499,999

4 Bedroom, 3.00 Bathroom, 998 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

LEGAL SUITED property in West Lethbridge with a DOUBLE DETACHED 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 a 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. Lower suite 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. 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 with 2 suites and a garage to rent!

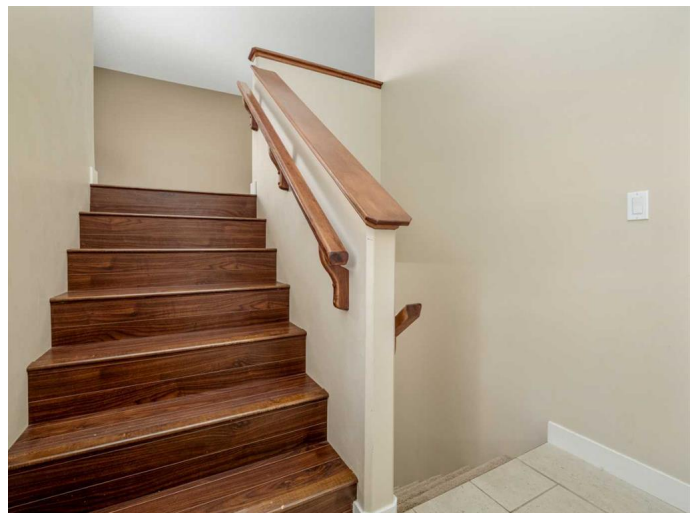
Built in 2011

Essential Information

MLS® # A2240187

Price \$499,999

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, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, 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	64
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
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