



275 Mt Sunburst Way W  
Lethbridge, Alberta

MLS # A2325498



**\$499,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,268 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained bi-level with a walkout basement, fantastic curb appeal, and a functional layout designed for everyday living. The bright main floor features a spacious living room and a well-appointed kitchen with a corner pantry, abundant cabinetry, and plenty of counter space. The main floor offers two spacious bedrooms, including a primary suite with a private ensuite featuring a soaker tub and separate shower. The second bedroom includes a built-in desk, making it an ideal home office or study space. The fully finished walkout basement adds a large family room with a cozy three-way fireplace, an additional oversized bedroom, and a full bathroom. Recent updates include fresh paint and new light fixtures on the main floor in 2025, along with a new refrigerator in 2026. Outside, you'll find an oversized heated double detached garage with paved alley access. Located in a desirable neighborhood, this home offers the perfect combination of space, functionality, and value.