



GRASSROOTS
REALTY GROUP

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78 Sunridge Boulevard W
Lethbridge, Alberta

MLS # A2327251



\$399,900

Division:	Sunridge		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,045 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR Microwave, Central AC

Welcome to this beautifully updated 4-level split in the desirable Sunridge neighborhood! Offering 4 bedrooms, 3 full bathrooms, brand-new flooring and fresh paint throughout, this move-in-ready home combines comfort, style, and functionality. The thoughtfully designed multi-level layout provides spacious living areas for the whole family, while the walk-out lower level offers convenient access to the spacious parking pad at the back. Located in a family-friendly community, you'll appreciate being just steps from schools, parks, and scenic walking paths. The home's excellent location also offers convenient access to the university, making it an ideal choice for families, faculty, students, or investors. With its recent updates, versatile floor plan, and outstanding location close to everyday amenities, this Sunridge home is ready for its next owners. Don't miss your opportunity to make it yours. Schedule your private showing today!