



GRASSROOTS
REALTY GROUP

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**334 Mt Sunburst Way W
Lethbridge, Alberta**

MLS # A2327277



\$619,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Central A/C, Window Coverings, UG Sprinklers, Natural Gas BBQ as is		

Set in the desirable community of Sunridge, this 1200sqft walkout bungalow offers a rare opportunity to enjoy lake views and walking trails right outside your back door. With 3 bedrooms, 3 bathrooms, a main floor office, and a double attached garage, this home combines a thoughtful layout with an exceptional setting. The main floor features an open-concept kitchen, dining, and living area highlighted by vaulted ceilings and large windows that showcase the backyard and lake. The spacious kitchen offers maple cabinetry, a spacious pantry, a generous island with pull-up seating, stainless steel appliances, and updated fridge, stove, and hood fan (2021). The primary bedroom includes a full ensuite, while a convenient half bath, office, and main floor laundry complete the level. The walkout basement is designed for both everyday living and entertaining, featuring a large family room with a cozy gas fireplace, two additional bedrooms, and a full bathroom. Step outside to a covered patio from the walkout basement, or enjoy the lake views from the covered deck with bbq gas line hookup just off the dining room. Backing directly onto the lake and walking paths, the backyard offers a peaceful setting that's hard to beat. Central air conditioning, underground sprinklers, and a hot water tank replaced in 2023 are added features. A short walk to Joyce Fairburn Middle School and some light shopping. Call your agent today and ask about booking your private viewing.