



GRASSROOTS
REALTY GROUP

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**136 Mt Sundance Crescent W
Lethbridge, Alberta**

MLS # A2327528



\$415,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,048 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Storage		

Inclusions: Fridge, electric range, microwave hood fan, dishwasher, washer, dryer, window coverings, garden box

Welcome to 136 Mt Sundance Crescent W. If you've been searching for an affordable family home with plenty of space, this one deserves a look. Offering 1,047.61 sq. ft. on the main level plus a fully developed basement with an additional 942.82 sq. ft., you'll enjoy 1,990.43 sq. ft. of developed living space with 4 bedrooms and 3 full bathrooms. The main floor offers a comfortable layout with a spacious living room that's filled with natural light from the large front window. Just steps away, the kitchen provides plenty of cabinetry and workspace, while the adjoining dining area makes it easy to gather for meals, homework, or catching up at the end of the day. The primary bedroom features its own 4-piece ensuite, while a second bedroom and another full bathroom complete the main level. Downstairs, the fully developed basement expands your living space with a large family room, two additional bedrooms, a third full bathroom, and a dedicated laundry room, giving everyone a little extra room to spread out. Outside, you'll find a fully fenced backyard with space for kids, pets, or summer BBQs, along with a rear parking pad with alley access that comfortably accommodates two vehicles. Located in the desirable community of Sunridge, you'll be close to schools, parks, playgrounds, shopping, and walking paths, making this an excellent option for first-time buyers, young families, or anyone looking for a home that offers plenty of space at an approachable price. With 4 bedrooms, 3 full bathrooms, 1,990 sq. ft. of developed living space, a fully fenced yard, and rear parking, this home delivers the space growing families need at a price that's hard to beat. Contact your favourite REALTOR® today to book your private showing!