



GRASSROOTS
REALTY GROUP

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

MLS # A2327944



\$599,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Pie Sha		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Granite Counters, No Smoking Home, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Central A/C, Central Vacuum & Attachments. Garage Door Opener, Window Coverings

Incredible home with incredible views! Nestled in the quiet development of Canada's first entirely green community, this custom built 4 bedroom home offers over 2,000 sq. ft. of thoughtfully designed living space, featuring vaulted ceilings and an open-concept floor plan. The fully developed walkout lower level provides additional space for family living and entertaining. Tucked away at the end of a peaceful cul-de-sac, this home offers exceptional privacy on an oversized pie-shaped lot. Enjoy the expansive upper-level deck, spacious double attached garage, and a tranquil setting that's hard to match. Recent updates include new asphalt shingles (2017) and a new hot water tank (2026). Whether you're a growing family looking for more room or an empty nester searching for the perfect-sized home, this property checks all the boxes. Words and pictures simply do not do this home justice—a personal tour is a must! Don't miss this incredible opportunity. Call your favourite REALTOR®; today—before someone else's REALTOR®; does!