



**GRASSROOTS**  
REALTY GROUP

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**619 Mt Sundance Bay W  
Lethbridge, Alberta**

**MLS # A2333292**



**\$589,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunridge                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,563 sq.ft.                                                              | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Landscaped |               |                   |

|                    |                                          |                   |      |
|--------------------|------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Siding         | <b>Zoning:</b>    | R-CM |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Pantry, Vinyl Windows |                   |      |

**Inclusions:** Solar Panels

Welcome to 619 Mount Sundance Bay W in Lethbridge, a well-maintained two-storey home that offers comfortable family living in a quiet neighbourhood. Step inside to an open-concept main floor featuring a bright living room with a sleek modern fireplace, a spacious kitchen with crisp white cabinetry, stainless steel appliances, and a centre island perfect for casual meals or entertaining, plus a formal dining area that flows naturally from the kitchen. A convenient main-floor bedroom and 2-piece bathroom add flexibility for guests or a home office. Upstairs you will find a generous primary suite complete with a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room complete the second floor for easy everyday living. The exterior showcases attractive mixed siding with stone accents, an attached garage, and solar panels on the garage roof. A tidy front yard and concrete driveway complete the curb appeal. Located on Mount Sundance Bay W, this home offers a practical layout, modern finishes, and a functional floor plan ready for its next owners.