GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

167 Mt Sundance Crescent W
Lethbridge, Alberta

MLS # A2347241

$439,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,112 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	4	**Baths:**	3
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Storage		

Inclusions: N/A

Welcome to your dream home in the charming neighborhood of Sunridge! This well cared-for bi-level home is nestled on a desirable corner lot within a peaceful cul-de-sac, offering both privacy and a sense of community. With 1,100 sq ft of fully developed living space, this residence is designed for both comfort and style. As you step inside, you'll immediately be captivated by the soaring vaulted ceilings that enhance the open-concept layout, creating an airy and inviting atmosphere. Large windows bathe the interior in natural sunlight, making every room feel warm and welcoming. The main floor seamlessly connects the modern kitchen, dining room, and spacious living area—perfect for entertaining guests or enjoying family gatherings. The kitchen is well-appointed, making it a delightful space for adventures. Retreat to the generously sized primary bedroom, which easily accommodates a king-size bed and features a luxurious 4-piece ensuite and a convenient walk-in closet. Guests will also appreciate the additional 4-piece bath, thoughtfully designed for comfort and convenience. Head downstairs to the fully developed basement, where you'll find a large family room that serves as the ideal space for movie nights or playtime. Two additional bedrooms offer versatility for guests or a home office, while another 4-piece bath ensures that everyone has their own space. This home also features a detached double garage, providing ample space for parking and storage. For added comfort, a brand-new air conditioning system has been recently added, ensuring you stay cool and comfortable during the warmer months. Ample storage options throughout the home make organization effortless. The outdoor space is ideal for summer barbecues and relaxing evenings, thanks to the landscaped yard. Don't miss out on this exceptional property in Sunridge, where modern living meets

serene surroundings. Your perfect home awaits!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.