

# \$540,000 - 462 Mt Sundance Landing W, Lethbridge

MLS® #A2246113

**\$540,000**

4 Bedroom, 4.00 Bathroom, 1,605 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

Move-In Ready in Sunridge!

Tucked away on a quiet cul-de-sac street, this fully developed family home checks all the boxes!

The main floor impresses with durable laminate flooring, sleek quartz countertops with a raised eating bar, stainless steel appliances, and maple cabinetry. The living room is warm and inviting with a gas fireplace and a wall of windows that flood the space with natural light.

Upstairs, a stylish spindle railing guides you to three bedrooms and two bathrooms, plus the ultimate convenience—laundry right where you need it! The primary suite is a true retreat with a spa-like ensuite featuring a soaker tub, double vanity, 5-foot shower, and built-in maple storage.

The fully finished basement adds even more living space with a large family room, extra bedroom, and 3-piece bathroom.

And the location? Perfect! Just steps from neighbourhood favourites like Tim Hortons, a gas station, car wash, liquor store, and yes—Papa John's™.

Call your favourite REALTOR® today—this Sunridge home won't last long!



Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246113    |
| Price          | \$540,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,605       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 462 Mt Sundance Landing W |
| Subdivision | Sunridge                  |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1J 5J9                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Cooktop, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Other                                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CM              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.