

\$505,000 - 230 Mt Sundance Crescent W, Lethbridge

MLS® #A2264957

\$505,000

4 Bedroom, 3.00 Bathroom, 1,035 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

This beautiful legally suited West Lethbridge home is ready for a new owner! With an ideal location, a separate entrance, separate laundry, and both units featuring two bedrooms, this home is an ideal addition to any portfolio. Approaching the home, you'll notice the low-maintenance landscaping and beautiful shrubs. The front porch leads into a charming foyer with closet storage. Upstairs, the living room is bright and open, with the nearby kitchen sporting a corner pantry and large central island with a breakfast bar. The side entrance and deck can be accessed through the dining room. Down the hall, a full four-piece bath sits across from a spacious bedroom. The primary bedroom at the rear of the home comes complete with a walk-in-closet and four-piece ensuite bath, making a great layout for living up and renting down. Downstairs, the lower legal suite features an L-shaped kitchen next to an open-concept family room. Two bedrooms and a central four-piece bath can be found down the hall alongside plenty of storage room. Out back, a rear parking pad offers off-street space for vehicles while a nearby shed provides added storage space for seasonal equipment. If a legally suited home with separate entry and laundry in a perfect West Lethbridge locations sounds like the place for you, give your REALTOR® a call and book a showing today!

Built in 2010



Essential Information

MLS® #	A2264957
Price	\$505,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,035
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	230 Mt Sundance Crescent W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J0Z6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	10
Zoning	1101 Single Family Home

Listing Details

Listing Office	Grassroots Realty Group
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