

# \$449,900 - 487 Mt Sundance Landing W, Lethbridge

MLS® #A2230025

**\$449,900**

4 Bedroom, 4.00 Bathroom, 1,369 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

This well-maintained home offers just under 2,000 sq ft of developed living space, with 4 bedrooms, 3.5 bathrooms, and a layout that blends comfort, function, and style. Located in a quiet cul-de-sac with alley access, it's a home that checks all the boxes.

The open-concept main floor is ideal for everyday living and entertaining, featuring a beautiful kitchen with quartz countertops, a cooktop, built-in oven, microwave, and plenty of counter space—designed with both functionality and style in mind.

Upstairs, the primary suite offers a true retreat with a spa-like ensuite that includes a soaker tub—perfect for unwinding at the end of the day. You'll also find upper-level laundry and a convenient desk nook for extra organization.

The fully finished basement provides even more room to spread out with a large family or rec space, a fourth bedroom, and a full bathroom—flexible for whatever you need.

Outside, the yard is landscaped and fenced, and the double parking pad offers plenty of off-street parking. Central A/C is already installed, just in time for those hot summer days.

Close to schools, parks, and westside amenities, this home is move-in ready and has



everything youâ€™ve been looking for. Be sure to check out the photos and virtual tour!

Built in 2015

**Essential Information**

MLS® #	A2230025
Price	\$449,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,369
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	487 Mt Sundance Landing W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5J9

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	9
Zoning	R-CM

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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