

\$499,000 - 386 Mt Sundance Landing W, Lethbridge

MLS® #A2254804

\$499,000

3 Bedroom, 4.00 Bathroom, 1,347 sqft

Residential on 0.10 Acres

Sunridge, Lethbridge, Alberta

Check out this fantastic fully developed 3 bedroom home with mountain views! Located in the Sunridge neighborhood, this home, built by Cedar Ridge Homes, has it all; all of the quality upgrades you would expect to find in a showhome, located on a quiet street close to amenities, backs onto an open field so no back neighbor, and stunning views of both the mountains and the coulees. This home has been immaculately maintained and it shows. The main floor offers a bright open floorplan with beautiful espresso colored cabinets, gorgeous granite countertops, a pantry, and stainless steel appliances. The dining room and living room have large picture windows to take in the expansive views offered by having no back neighbor or development behind the property. The backyard is fully fenced and landscaped. Upstairs offers 3 bedrooms and boasts newer premium carpet with upgraded underlay you can see and feel instantly. The master bedroom has a walk-in closet and ensuite with tiled glass shower and large soaker tub. The basement was professionally finished in 2021 to seamlessly match the rest of the home and adds an additional TV room, storage room, and 3 piece bathroom with a glass tiled shower. The bright white walls, windows, and premium finishes make this a beautiful and comfortable space. The home also has all of the functional features you would want for added convenience like a double attached garage with gas heater, air conditioning, tankless hot water heater, and a



shed in the backyard for additional storage.
This is the perfect home with everything you could want, quick possession possible, call your favorite real estate agent today to view before it is gone!

Built in 2013

Essential Information

MLS® #	A2254804
Price	\$499,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,347
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	386 Mt Sundance Landing W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5H9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Open Floorplan, Pantry, Kitchen Island, Tankless Hot Water
-------------------	--

Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	64
Zoning	R-CM

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.