

\$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 |
|----------|----------------|

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 | 5 |
| Zoning | R-CM |

Listing Details

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

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