

# \$490,000 - 214 Sundance Crescent, Lethbridge

MLS® #A2242777

## \$490,000

4 Bedroom, 3.00 Bathroom, 1,107 sqft

Residential on 0.09 Acres

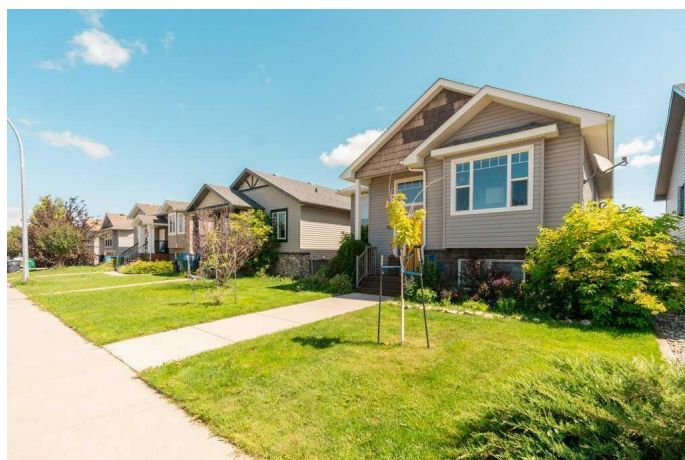
Sunridge, Lethbridge, Alberta

Welcome to this Cedar Ridge built home nestled in the family friendly community of west Lethbridge on a quiet street. Great location close to all amenities with a beautiful pond to walk around with a fishing doc and a ton of wild life. This illegally suited 2 bedroom upstairs and 2 bedrooms down has a great set up there is separate laundry up and down, hot water on demand, A/C, central vac & attachments. The kitchen in the basement is bigger then most kitchen's, the layout is nice and open and so bright from all the big windows. This house is Immaculate inside and out and in almost perfect condition needing absolutely nothing move in ready. The backyard is beautiful with lots of greenery and a double garage. This is a great house for a family or a investment property.

Built in 2009

## Essential Information

MLS® #	A2242777
Price	\$490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,107
Acres	0.09
Year Built	2009
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	214 Sundance Crescent
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	t1j0t6

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, On Street, Rear Drive
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Tankless Hot Water
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

### Exterior

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

### Additional Information

Date Listed	July 24th, 2025
Days on Market	7
Zoning	R-L

### Listing Details

Listing Office	Lethbridge Real Estate.com
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