

572 Sunridge Crescent W  
Lethbridge, Alberta

MLS # A2167455



## \$395,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Sunridge  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,073 sq.ft.  | <b>Age:</b>   | 2010 (14 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Garage Faces Rear, Insulated, Rear Drive, RV Access   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, L |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s) |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Central AC, Window Coverings, Moveable Shed (as is where is)

Get a little more space with some style in this fully developed 1,073 sq ft bi-level home, located in the heart of the Sunridge community. This 'Belford' model home offers an open concept floor plan on the main level with a large living room, dining room and classy kitchen all joined together by a warm 3 way gas fireplace. There are 2 bright bedrooms up and 2 full bathrooms. That's right, an ensuite in the master along with a walk in closet. Fabulous!! Downstairs is neatly finished with a french doored office/den beside the family room. There is an additional 2 bedrooms down the hall along with another full bathroom. That's right, that makes 3 full bathrooms. Out back there is a finished double car garage that is roughed-in for in-floor heat or ready to go for gas or electric heater, RV/ Extra parking on a gravel pad and a fenced in yard. The quiet street is just steps away from the park and walking distance to both the elementary, and middle schools. As well, Sunridge was a Built Green community designed for efficiency and stability. Don't miss out on this wonderful place to call home.