

# \$407,000 - 790 Mt Sundance Lane W, Lethbridge

MLS® #A2208914

**\$407,000**

4 Bedroom, 2.00 Bathroom, 1,010 sqft  
Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

This is the outstanding Sunridge home that you have been waiting for!!! Features include a bright sun-filled, South facing floor plan, more than 1000 square feet of main floor living space, 2 plus 2 bedrooms, 2 full bathrooms, 3 quarter inch solid maple hardwood floors, a professionally developed walk-out basement, high efficiency furnace, covered deck, and a double detached garage off the paved back lane. The ultra-quiet location is close to all amenities, schools, playgrounds, and endless walking and bike paths, and the walk-out basement with 2 bedrooms and bright, oversized windows offers great potential for a suite. This one has it all - your new home awaits!!!

Built in 2007

## Essential Information

MLS® #	A2208914
Price	\$407,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level



Status Active

### Community Information

Address 790 Mt Sundance Lane W  
Subdivision Sunridge  
City Lethbridge  
County Lethbridge  
Province Alberta  
Postal Code T1J 0T2

### Amenities

Parking Spaces 2  
Parking Alley Access, Double Garage Detached, Garage Door Opener  
# of Garages 2

### Interior

Interior Features High Ceilings, No Smoking Home, Separate Entrance, Vinyl Windows  
Appliances Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Trash Compactor  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features Private Entrance  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 4th, 2025  
Days on Market 4  
Zoning R-L

### Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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