

# \$500,000 - 223 Mt Sunburst Place W, Lethbridge

MLS® #A2231011

**\$500,000**

4 Bedroom, 3.00 Bathroom, 1,058 sqft

Residential on 0.11 Acres

Sunridge, Lethbridge, Alberta

Welcome to 223 Mt Sunburst Place W â€” a former showhome offering the perfect blend of function, comfort, and style. This well-maintained 4-bedroom, 3-bathroom bi-level home features a spacious primary suite complete with a jetted tub and custom-built walk-in closet. The open main floor includes granite countertops, tinted windows in the living and dining areas, and the convenience of main floor laundry. Downstairs, the massive walkout basement boasts a custom-built entertainment centre thatâ€™s ready for movie nights or game days. And yes â€” there's central A/C to keep you cool all summer long! Step outside to enjoy the newer upper and lower decks, with the backyard backing directly onto a walking path for added privacy and outdoor enjoyment. Additional features include an attached 24x20 garage along with a telus security system which includes cameras and door sensors. This home offers exceptional value in a desirable location and move-in ready condition throughout â€” book a showing with your favourite REALTOR® today!

Built in 2006

## Essential Information

MLS® #                    A2231011

Price                      \$500,000

Bedrooms                4



Bathrooms	3.00
Full Baths	3
Square Footage	1,058
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	223 Mt Sunburst Place W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2S3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Jetted Tub, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	3
Zoning	R-L

### **Listing Details**

Listing Office	eXp Realty of Canada
----------------	----------------------

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.