

**248 Sunridge Road W  
Lethbridge, Alberta**

**MLS # A2285880**

**\$459,900**



<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Open Floorplan, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CM

**Utilities:** -

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer dryer, window coverings/hardware, garage door opener & remote, Central A/C, U/G sprinklers in the front, microwave, 1 TV mount, Telus security system (\$165/ Month)

**BETTER THAN NEW!** This beautifully updated 4-bedroom, 2-bathroom home with a DOUBLE detached GARAGE offers approx. \$100,000 in upgrades completed in the past few years — providing modern comfort and peace of mind without the wait or added expense of building. Major updates include new triple-pane windows throughout, new front door, new fencing, new hot water tank, all new flooring throughout, high-end appliances, custom window coverings, updated light fixtures, front yard landscaping with underground sprinklers, and a new composite front porch. The bright main-floor living room flows seamlessly into the dining area with access to the back deck — perfect for relaxing or entertaining. The kitchen offers a generous, open feel ideal for everyday living. The main floor includes a spacious primary bedroom, a second bedroom, and a full 4-piece bathroom. Downstairs you'll find an oversized recreation room, two additional well-sized bedrooms, and another full 4-piece bathroom — offering plenty of space for family or guests. Located in the desirable Sunridge neighborhood, close to transit, shopping, parks, and green spaces, this home combines thoughtful upgrades with a fantastic location. Move in and enjoy — everything has already been done for you.