

# \$445,000 - 54 Sunridge Boulevard W, Lethbridge

MLS® #A2224136

**\$445,000**

3 Bedroom, 4.00 Bathroom, 1,338 sqft

Residential on 0.09 Acres

Sunridge, Lethbridge, Alberta

Just a few blocks from Senator Joyce Fairbairn Junior High, this beautifully maintained and fully developed raised bungalow was custom built by Palmer Homes and offers 3 beds and 3.5 baths. From the moment you step through the front door, youâ€™re welcomed by soaring vaulted ceilings and an open layout. A bright living room with large windows overlooks the charming front veranda, and a convenient half bath is tucked privately off the entrance, complete with a sun-filled window. The heart of the home features a well-equipped kitchen with dark maple cabinetry, stainless steel appliances, a corner pantry, and an island with seating. The main floor bedroom offers a private ensuite and is right off the kitchen. Upstairs, the primary bedroom over the garage features sleek laminate flooring, a massive walk-in closet, and a full bathroom with a tub/shower combo and large vanity. The basement is bright and welcoming, with three large windows, fresh carpet, a spacious living area, third bedroom, full bathroom, and under-stair storage. The attached garage is off the back of the house and there is also a parking pad for ample parking.

Built in 2008

## Essential Information

MLS® # A2224136

Price \$445,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,338
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	54 Sunridge Boulevard W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0T4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, Sump Pump(s)			
Appliances	Central Air Conditioner,	Dishwasher,	Microwave,	Stove(s), Washer/Dryer, Window Coverings
Heating	Central			
Cooling	Central Air			
Has Basement	Yes			
Basement	Finished, Full			

### Exterior

Exterior Features	Dog Run
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 23rd, 2025

Days on Market            89

Zoning                        R-L

### **Listing Details**

Listing Office               Century 21 Foothills South Real Estate

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.