

# **\$635,000 - 436 Mt Sunburst Crescent W, Lethbridge**

MLS® #A2261120

**\$635,000**

5 Bedroom, 4.00 Bathroom, 1,500 sqft

Residential on 0.13 Acres

Sunridge, Lethbridge, Alberta

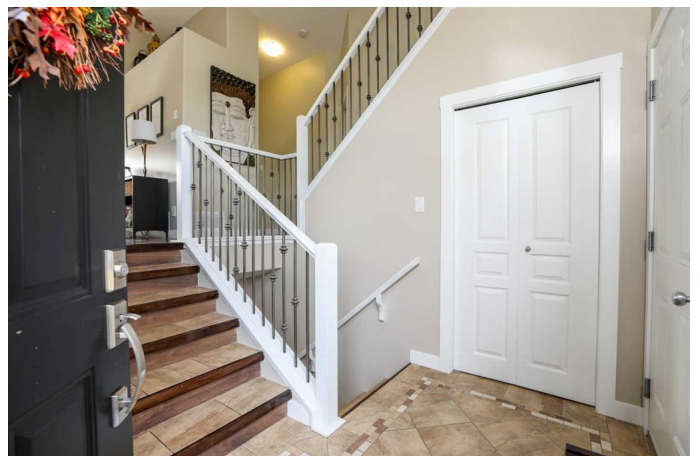
Welcome to this beautifully maintained bi-level, built by Cedar Ridge Homes and located in one of the city's most family-friendly, sustainable neighbourhoods. With Green Built Gold Certification, this home offers comfort, style, and efficiency in a setting designed for active family living. Conveniently located near schools, parks, lakes and a great path system.

Inside, you'll find a bright, welcoming floor plan with fresh paint, modern colours, and thoughtful updates throughout. The kitchen features new granite countertops, stylish backsplash, and plenty of space for family meals and entertaining. Pride of ownership is evident everywhere that you look.

With 5 Bedrooms and 4 Bathrooms, everyone will have the space that they need. The Primary Bedroom is conveniently located on the main floor. An additional 2 bedrooms are on the top floor and there are 2 on the lower level. This Modified Bi-level floorplan lends itself to large windows and vaulted ceilings making it bright and airy.

The walk-out basement is set up to accommodate your Mother in Law, offering excellent flexibility for extended family or guests.

Step outside to your own private retreat: a south-facing backyard with no neighbours behind, overlooking a serene lake and wetland park. Enjoy the outdoors from your zero-maintenance composite deck or take advantage of the fully landscaped yard with



irrigation system.  
This home truly offers the best of both worlds:  
modern comfort and efficiency, paired with a  
stunning natural setting.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261120    |
| Price          | \$635,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,500       |
| Acres          | 0.13        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 436 Mt Sunburst Crescent W |
| Subdivision | Sunridge                   |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 2S6                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| 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, Storage                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Stone, Vinyl Siding                                                                                                |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 9                 |
| Zoning         | R-L               |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|-----------------------------------------|

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