

# \$448,000 - 54 Sunridge Boulevard W, Lethbridge

MLS® #A2224136

**\$448,000**

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 \$448,000



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	Dishwasher, Microwave, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner
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            51

Zoning                        R-L

### **Listing Details**

Listing Office               Century 21 Foothills South Real Estate

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