



DJ Golden
REAL ESTATE

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359 Mt Sunburst Way W
Lethbridge, Alberta

MLS # A2253800



\$719,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,740 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This 3,371 sq.ft. designer home offers 2+3 bedrooms, a walk-out basement, and sits on a spacious pie-shaped lot just steps from the lake and walking paths. Inside, you'll love the upgraded lighting, three fireplaces, and a luxurious 5-piece ensuite with a soaker tub and separate glass shower. The large lower family room provides the perfect gathering space, while the walk-out design brings in natural light and easy backyard access. A stylish and functional home, ideal for family living and entertaining.