

# \$599,900 - 208 Mt Sunburst Place W, Lethbridge

MLS® #A2244881

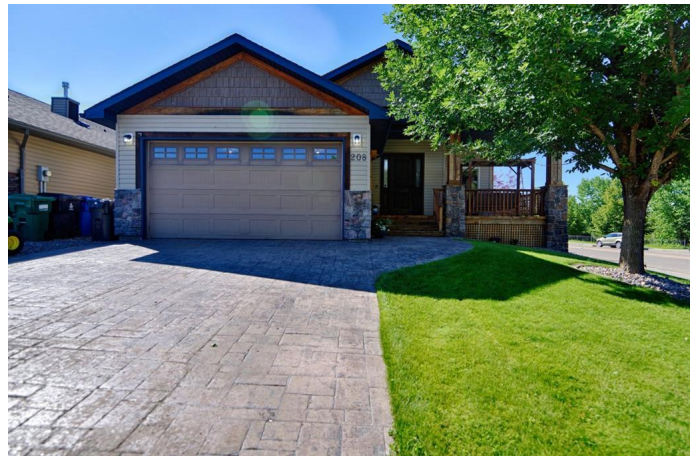
**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.17 Acres

Sunridge, Lethbridge, Alberta

Welcome to 208 Mt Sunburst Place an absolutely stunning bi-level home—ideally located across from green space, ponds, and scenic walking trails. As you approach you will be greeted with a grand entrance featuring a custom Solid Maple door by Premier (\$10,000 value), leading into a home rich with luxury finishes, including Travertine Marble imported from Italy and brand-new Hickory hardwood flooring. Just off the entryway is a professional-grade office with a tray-beamed ceiling and private side entrance—perfect for a home business. The main floor boasts vaulted ceilings, large south-facing windows, and a chef’s kitchen with brand-new high-end stainless appliances, thick granite countertops, and Hunter Douglas blinds. The spacious primary suite includes his-and-hers closets, a luxurious ensuite with dual vanities, jetted tub/shower combo, and a cozy electric fireplace. A second bedroom, main floor laundry, and upgraded carpet complete this level. This energy-efficient home includes a top-of-the-line integrated Daikin HVAC, boiler, AC system, humidifier, water softener, and ventilation system—built to Gold Energy Certification standards. The walkout basement is the ultimate retreat—featuring a granite wet bar, bar fridge, gas stove fireplace, games area, and full in-floor heating with individual room thermostats. Enjoy the outdoors from the expansive rear deck, upgraded with new Dura Deck, and overlooking a lush, mature



backyard filled with beautiful trees. The heated garage adds both comfort and functionality, offering additional storage and keeping your vehicles warm year-round. Lastly on the outside of this beautiful home youâ€™ll find that roof has also been professionally treated with Greener Shingle Rejuvenatorâ€”just one of the many well-planned enhancements throughout. This exceptional home is truly one-of-a-kind, with every detail carefully consideredâ€”a must-see! Call your favourite REALTORÂ® today!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244881    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,360       |
| Acres          | 0.17        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 208 Mt Sunburst Place W |
| Subdivision | Sunridge                |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K 2S3                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Attached, Off Street |

# of Garages 2

### Interior

Interior Features Bar, Wet Bar  
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Corner Lot, Landscaped, See Remarks, Street Lighting, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed August 1st, 2025  
Days on Market 1  
Zoning R-L

### Listing Details

Listing Office REAL BROKER

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