

# \$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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.