

\$571,200 - 609 Sunridge Crescent W, Lethbridge

MLS® #A2261488

\$571,200

5 Bedroom, 4.00 Bathroom, 1,234 sqft
Residential on 0.11 Acres

Sunridge, Lethbridge, Alberta

Awarded for both design and efficiency, this exceptional Cedar Ridge Homes property offers a rare combination of sustainability and luxury. The home boasts a platinum efficiency rating, featuring solar panels, spray foam insulation throughout, insulated basement concrete, a tile roof, hardy plank siding, and Pekka-Roll shutters on the upper windows. Low-water grass completes the eco-friendly exterior.

The fully developed residence includes 5 bedrooms and 4 bathrooms across multiple levels, with a walkout third level and a stunning private engineered rooftop patio. The interior showcases quality finishes including maple flooring, bamboo cabinetry, and quartz countertops. Vaulted ceilings and large windows create an open, light-filled space, while central air conditioning and a moveable ethanol fireplace add comfort and ambiance. The location is truly unbeatable. Your private backyard opens directly onto Sunridge Park and Lake, providing immediate access to beautiful green space. Families will appreciate the walking distance to elementary, junior, and high schools, plus the abundance of nearby parks, playgrounds, and pathways. This one-of-a-kind home seamlessly blends environmental responsibility with modern comfort in a highly desirable neighbourhood setting.

Built in 2008



Essential Information

MLS® #	A2261488
Price	\$571,200
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,234
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	609 Sunridge Crescent W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 0T3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	ENERGY STAR Qualified Equipment, Natural Gas, Central
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Decorative
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Concrete, Tile
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	44
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
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