

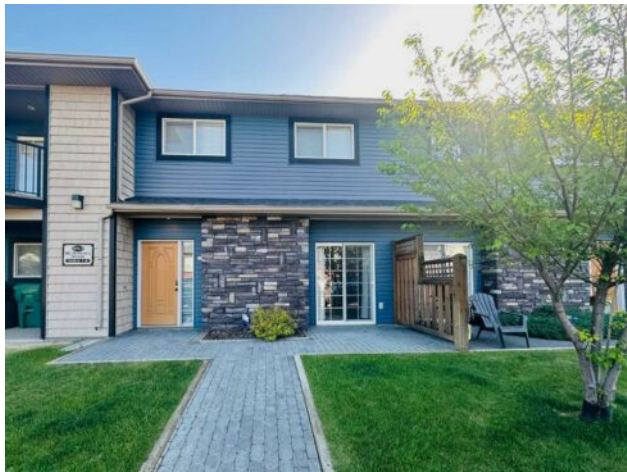


GRASSROOTS
REALTY GROUP

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**1, 893 Mt. Sundance Manor W
Lethbridge, Alberta**

MLS # A2225892



\$264,900

Division:	Sunridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	889 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Plug-In, Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-50
Foundation:	Slab	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: tv mount and tv

Located in Lethbridge's Sunridge, this well-maintained condo offers comfortable living with great amenities. This two bedroom, 4pc bathroom unit with GARAGE is move in ready having just been freshly cleaned and painted! Primary bedroom offers walkin closet. Your kitchen features cream cabinets, granite countertops and island. While your living area features a built in fire place, is open to the kitchen/dining and filled with natural light from your sliding patio doors. Enjoy the luxuries of insuite laundry, central air conditioning and garage parking! Outside offers your own patio, storage space as well as plug in parking stall...room for you and your roommate/guests to park! All exterior maintenance, including snow removal and lawn care, is taken care of, making this property perfect for someone on the go, students, investors, or first-time buyers.