



**GRASSROOTS**  
REALTY GROUP

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**511 Mt. Sundance Place W  
Lethbridge, Alberta**

**MLS # A2226010**



**\$549,900**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Fantastic home with a LEGAL SUITE with private entrance, separate laundry, off street parking pad in in the back with a paved ally way. Two Complete sets of appliances. Great investment property or supplement income to off set the mortgage expenses. This home is located on a quiet cul-de-sac, close to schools and shopping. Call your favourite REALTOR® to view this gem today.