



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**853 Mt Sundance Manor W
Lethbridge, Alberta**

MLS # A2234149



\$359,900

Division:	Sunridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,305 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Partial
Exterior:	Mixed, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Natural Woodwork, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 210
LLD:	-
Zoning:	R-50
Utilities:	-

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer and all window coverings.

Located in Sunridge, Lethbridge, this condo provides comfortable living with excellent amenities. Enter through a welcoming entryway that leads to the attached garage. The spacious living room features 12' ceilings and a cozy fireplace. The kitchen is filled with natural light and includes stainless steel appliances, solid-surface countertops, and an open-concept layout ideal for entertaining. The primary suite is located upstairs and includes a 3-piece en-suite and a walk-in closet. There are two additional bedrooms, a 4-piece bathroom, and a laundry room. The lower level offers a versatile flex space that can serve as an extra bedroom or family room, complete with a full bathroom and a separate entrance. This property is conveniently situated near local amenities, parks, walking paths, and the University of Lethbridge, making it a great choice for students, investors, or first-time buyers.