



GRASSROOTS
REALTY GROUP

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**6, 893 Mt Sundance Manor W
Lethbridge, Alberta**

MLS # A2237258



\$255,000

Division:	Sunridge		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	958 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-50
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window mounted a/c, all window coverings

Located in the fantastic community of Sundridge, this well-maintained two-bedroom condo offers comfortable living with great amenities. It includes a 12' x 24' single detached garage, plus a designated parking spot. The kitchen features sleek stainless steel appliances, while the spacious living area is filled with natural light. Step outside to the balcony, a perfect protected outdoor space for enjoying warm summer evenings. You're also within walking distance of parks, trails, and shops. Notably, a brand-new hot water tank was installed in 2024. Don't miss this one!