



GRASSROOTS
REALTY GROUP

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3, 893 Mt Sundance Manor W
Lethbridge, Alberta

MLS # A2237550



\$240,000

Division:	Sunridge		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	898 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 210
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Washer, Dryer, Electric Range, OTR Microwave, Dishwasher, Refrigerator

Welcome to this GROUND FLOOR 898 sq.ft, 2-bedroom, 1-bathroom condo located in Sunridge. This unit has brand new flooring in the kitchen and living room, granite countertops, convenient in-suite laundry, storage, and central A/C for year-round comfort. All exterior maintenance, including snow removal and lawn care, is taken care of, making this property perfect for students, investors, or first-time buyers. Close to walking paths, a massive park, and nearby conveniences like Tim Horton's, Subway, and more.