



GRASSROOTS
REALTY GROUP

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**57 Mt Sundance Road W
Lethbridge, Alberta**

MLS # A2240187



\$519,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	998 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2 fridges, 2 stoves, 2 dishwashers, 2 microwaves, 2 washers, 2 dryers, 2 garage door remotes, blinds on windows.		

Rare opportunity to purchase a LEGALLY SUITED property in West Lethbridge with a detached double garage. Home features welcoming entry with tiled floors. Main level has laminate flooring and vaulted ceilings. Living room features large low-e windows. Kitchen has island, pantry, & stainless steel appliance package. Dining space with door to deck out back. Primary bedroom features 3 piece ensuite with shower, and a walk-in closet. A second bedroom and another full bathroom with tub/shower combo complete the main. Laundry also available in this unit. Walk-up basement entry to backyard. Basement suite has a living room/dining room combo space, kitchen with island, pantry, and stainless steel appliances, 2 bedrooms, a full bathroom, and a laundry closet. Home has convenience of tankless hot water. A double garage is out back that is currently rented separately. There is a parking spot beside the garage. Yard is xeriscaped for low maintenance landscaping.