



GRASSROOTS
REALTY GROUP

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

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

MLS # A2240187



\$499,999

| | | | |
|------------------|---|---------------|-------------------|
| 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.

LEGAL SUITED property in West Lethbridge with a DOUBLE DETACHED 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 a 3 piece ensuite with shower, and a walk-in closet. A second bedroom and another full bathroom with tub/shower combo complete the main. Separate Laundry in both units. Walk-up basement entry to backyard. Basement suite has a living room/dining room combo space. Lower suite kitchen features island, pantry, and stainless steel appliances. There are also 2 bedrooms, a full bathroom, and a laundry closet. Home has convenience of tankless hot water. There is a double garage out back. There is also a parking spot beside the garage. Yard has low maintenance landscaping. Live up and rent down, or, add this property to your investment portfolio with 2 suites and a garage to rent!