



GRASSROOTS
REALTY GROUP

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**214 Sundance Crescent
Lethbridge, Alberta**

MLS # A2242777



\$490,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,107 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, On Street, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 fridges, 2 Stoves, 2 dishwashers, 2 washer's, 2 dryer's, A/C, Central vacuum and attachments, All window coverings, 1 microwave hoodfan upstairs, 1 hood fan down stairs.

Welcome to this Cedar Ridge built home nestled in the family friendly community of west Lethbridge on a quiet street. Great location close to all amenities with a beautiful pond to walk around with a fishing doc and a ton of wild life. This illegally suited 2 bedroom upstairs and 2 bedrooms down has a great set up there is separate laundry up and down, hot water on demand, A/C, central vac & attachments. The kitchen in the basement is bigger then most kitchen's, the layout is nice and open and so bright from all the big windows. This house is Immaculate inside and out and in almost perfect condition needing absolutely nothing move in ready. The backyard is beautiful with lots of greenery and a double garage. This is a great house for a family or a investment property.