



**GRASSROOTS**  
REALTY GROUP

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**3, 895 Mt Sundance Manor W  
Lethbridge, Alberta**

**MLS # A2243724**



**\$239,900**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-50
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, washer, dryer, all window coverings.

Located in Lethbridge's Sunridge, this well-maintained condo offers comfortable living with great amenities. The kitchen features a pantry, island, and solid-surface countertops. The living area is open to the kitchen and filled with natural light. Two bedrooms and a four-piece bathroom are also included. All exterior maintenance, including snow removal and lawn care, is taken care of, making this property perfect for students, investors, or first-time buyers.