



GRASSROOTS
REALTY GROUP

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**230 Mt Sundance Crescent W
Lethbridge, Alberta**

MLS # A2264957



\$490,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,035 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1101 Single Family Home
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Track Lighting		

Inclusions: Second Refrigerator, Second Stove, Second Dishwasher, Second Washer, Second Dryer

This beautiful legally suited West Lethbridge home is ready for a new owner! With an ideal location, a separate entrance, separate laundry, and both units featuring two bedrooms, this home is an ideal addition to any portfolio. Approaching the home, you'll notice the low-maintenance landscaping and beautiful shrubs. The front porch leads into a charming foyer with closet storage. Upstairs, the living room is bright and open, with the nearby kitchen sporting a corner pantry and large central island with a breakfast bar. The side entrance and deck can be accessed through the dining room. Down the hall, a full four-piece bath sits across from a spacious bedroom. The primary bedroom at the rear of the home comes complete with a walk-in-closet and four-piece ensuite bath, making a great layout for living up and renting down. Downstairs, the lower legal suite features an L-shaped kitchen next to an open-concept family room. Two bedrooms and a central four-piece bath can be found down the hall alongside plenty of storage room. Out back, a rear parking pad offers off-street space for vehicles while a nearby shed provides added storage space for seasonal equipment. If a legally suited home with separate entry and laundry in a perfect West Lethbridge locations sounds like the place for you, give your REALTOR® a call and book a showing today!