



GRASSROOTS
REALTY GROUP

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**1015 Mt Sundance Manor W
Lethbridge, Alberta**

MLS # A2268900



\$409,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,011 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: hot tub

This adorable 4-bedroom, 3-bath bi-level is the perfect place to call home! Bright and welcoming with stylish décor and thoughtful updates throughout, this home offers comfort and character in a great location. The functional layout includes spacious living areas, a cozy kitchen, and room for family or guests. Outside, enjoy a parking pad, relaxing hot tub, and fenced yard ideal for entertaining or unwinding after a long day. Located in desirable Sunridge, close to parks, walking paths, and amenities, this is a great place to start your next chapter and you can call it home in time for Christmas!