



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2269214**



**\$369,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Other	<b>Zoning:</b>	R-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Dishwasher, range, washer, dryer, refrigerator, AC, kitchen island, wardrobe in master bedroom, window coverings and hardware

Welcome to 869 Mt. Sundance Manor W! This bright and beautifully updated 3-bedroom, 3-bathroom condo offers comfortable and modern living in a convenient west-side location. The home features a basement entry, an attached single garage, and has seen extensive updates throughout. The list of updates from just last year include a new air conditioning unit, carpets, paint, kitchen appliances, kitchen island with bar stools, closet organizers in bedrooms, wardrobe in primary bedroom, wall cabinets in laundry room, wall shelves in office, curtains/window coverings, lighting fixtures and the garage fittings. The primary bedroom's walk-in closet has been thoughtfully converted into a home office, perfect for remote work or study. Located just minutes from the University of Lethbridge, parks, schools, and shopping, this property is an ideal choice for first-time buyers, students, or investors looking for a move-in ready home with great value.