



GRASSROOTS
REALTY GROUP

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

MLS # A2269214



\$369,000

Division:	Sunridge		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,643 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other, See Remarks		

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

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.