



**2, 899 Mt Sundance Manor W  
Lethbridge, Alberta**

**MLS # A2296120**



**\$249,900**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Street Lighting, Underground Sprinklers, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-50
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully updated main floor 2-bedroom, 1-bathroom condo located in the highly desirable Sunridge community on the west side of Lethbridge, just minutes from the University of Lethbridge. This turnkey unit offers a bright and spacious open-concept layout, enhanced by modern paint colours and an abundance of natural light that makes the home feel larger than expected. Enjoy brand new flooring throughout, including durable luxury vinyl plank in the main living areas and new carpet in both bedrooms. The oversized kitchen is a standout feature, complete with a large island, stone countertops, and a generous pantry. Convenient in-suite laundry is located in the mechanical room, and recent upgrades include central air conditioning and a newer hot water tank, both installed within the past couple of years. The two well-sized bedrooms are thoughtfully positioned on the opposite side of the unit for added privacy, with a full 4-piece bathroom just across the hall. Additional highlights include one assigned parking stall with plug-in power and a private outdoor stone patio. Whether you're a first-time home buyer, downsizing, or looking for a solid investment opportunity, this move-in ready condo checks all the boxes.