



**6, 12 Sunridge Boulevard W
Lethbridge, Alberta**

MLS # A2143740



\$350,000

Division:	Sunridge		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,162 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Rare find with this luxury condominium. End-unit townhouse. Immaculate condition! Has attached 22' x 21' double garage and double driveway. Desirable neighborhood across from beautiful park and lake area. 3 bedrooms and 2.5 baths. Impressive curb appeal, this attractive home has 4 levels with great use of space. Loaded with extras like granite counters, tall ceilings, hardwood flooring, central air and more! Primary bedroom has upper sun deck. Easy access to university and downtown.