



**3, 16 Sunridge Boulevard W
Lethbridge, Alberta**

MLS # A2151020



\$379,000

Division:	Sunridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,282 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-50
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Looking for a comfortable home or a great investment property? This townhouse condo offers a prime lakefront setting close to university, with 3 bedrooms, 3.5 bathrooms, and a double attached garage there is almost 1800 square feet of developed space to enjoy. The property boasts numerous updates, including modern and stylish new flooring, an efficient new furnace, and contemporary lighting fixtures and blinds. Enjoy the benefits of these recent updates and the appeal of a serene lake view, making this a valuable asset in a desirable location. A terrific couple currently occupies the townhouse and would like to remain tenants until the end of February 2025, ensuring immediate rental income if a revenue property is what you are seeking, or a more immediate possession date is also possible. Don't miss out on this excellent opportunity.