



**108 Mt Sundance Crescent W  
Lethbridge, Alberta**

**MLS # A2173541**



**\$429,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Sunridge  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,033 sq.ft.  | <b>Age:</b>   | 2009 (15 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener     |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, F |               |                   |

|                    |                            |                   |     |
|--------------------|----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Vinyl Windows              |                   |     |

**Inclusions:** n/a

Here is an awesome house packed with great features like 4 bedrooms, three 4 piece bathrooms, fully developed up and down with a great laundry room and mini kitchenette for the extra student that can live here or for making snacks while enjoying the family room. The 24 x 23 garage is heated, and consists of 220 wiring with two 30 amp GFI outlets making this ideal for the mechanic type owner. The garage is located to the side of the lot creating extra space for an additional parking stall. This home has been ideal for this owner to live with her own kids while they attend University and adding an extra student or two along the way. The house is well maintained and is set up so cute with private patio and a nice area at the side of the house that has the hot tub. (Hot tub not included) but could be purchased separately. There is enclosed storage under the back deck and also features central air conditioning.. Sunridge Estates is a popular neighborhood, close to U of L with convenient mini shopping plaza within walking distance. This build green neighborhood has lots of greenspace, ponds and pathways to enjoy on a daily basis. Be sure to put this home on your list if west side living in a family friendly neighborhood is for you.