



**1003 Mt Sundance Manor W  
Lethbridge, Alberta**

**MLS # A2187291**



**\$419,900**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer and dryer (AS IS), blinds, shed, central vacuum, central air conditioner, gazebo, hot tub, trampoline, gemstone lights

Looking for a turn-key, cozy Sunridge home? Look no further than this fully finished, beautifully landscaped bi-level with special upgrades throughout! The main floor of this home greets you with a bright kitchen adorned in quartz counters with a bonus built-in desk. There's stainless steel appliances, plentiful counter space for food prep and lots of natural light pouring in from your east-facing windows. The living room has a gas fireplace, surrounded by built-in shelves and a mantle - perfect for those seasonal decorations! The primary bedroom hosts a walk-in closet as well as a 3 piece ensuite, in addition to the 4 piece bathroom and second bedroom that round out the main floor. In the basement you'll find a spacious family room that hosts additional storage space, 2 more bedrooms and a 4 piece bathroom, perfect for those older kids! The backyard is where this house stands out - recently completely renovated with summer fun in mind - low maintenance landscaping, a gazebo complete with hot tub, huge shed for storage and a neighbor only on one side!