



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

MLS # A2187291



\$425,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	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!