



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

MLS # A2195608



\$429,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	966 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: 2 Fridges, 2 Stoves, Dishwasher (upstairs), Washer, Dryer

LEGALLY suited home, located in a family friendly neighborhood. This home features 2 bedrooms , 1 bathroom up and 2 bedrooms, 1 bathroom down and a shared laundry in the basement. The downstairs suite features in floor heating and a true walkout basement layout. A new HWT was installed a year ago and this home also features a Air Exchange/ ventilation system. The upstairs tenants will be moving out by the end of March and the downstairs tenants are on a lease until the end of Sept. Lots of off alley parking for all the tenants.