



**6, 897 Mt Sundance Manor W  
Lethbridge, Alberta**

**MLS # A2198208**

**\$245,000**



<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-50
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** NA

Discover the perfect blend of comfort and convenience in this 2-bedroom, 1-bathroom condo with a dedicated laundry room. Located just minutes from the University of Lethbridge, this home offers easy access to shopping, dining, public transportation, and local amenities. The main-floor entrance leads to a bright, open-concept living space with a well-appointed kitchen and a private deck—ideal for relaxing or entertaining. With a dedicated parking spot and a low-maintenance lifestyle, this unit is perfect for students, first-time buyers, downsizers, or investors seeking a great revenue property. Condo fees cover exterior maintenance, yard care, and snow removal right to your door, making homeownership hassle-free. Don't miss out on this fantastic opportunity!