



GRASSROOTS
REALTY GROUP

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

MLS # A2201531



\$349,900

Division:	Sunridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,472 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Lawn		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Finished, Partial

Exterior: Mixed, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 210

LLD: -

Zoning: R-50

Utilities: -

Inclusions: N/A

Located in Sunridge, Lethbridge, this condo provides comfortable living with excellent amenities. Enter through a welcoming entryway that leads to the attached garage. The spacious living room features 12' ceilings and a cozy fireplace. The kitchen is filled with natural light and includes stainless steel appliances, solid-surface countertops, and an open-concept layout ideal for entertaining. The primary suite is located upstairs and includes a 3-piece en-suite and a walk-in closet. There are two additional bedrooms, a 4-piece bathroom, and a laundry room. The lower level offers a versatile flex space that can serve as an extra bedroom or family room, complete with a full bathroom and a separate entrance. This property is conveniently situated near local amenities, parks, walking paths, and the University of Lethbridge, making it a great choice for students, investors, or first-time buyers.