

**6, 893 Mt Sundance Manor W  
Lethbridge, Alberta**

**MLS # A2237258**



**\$255,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	958 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 235
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-50
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window mounted a/c, all window coverings

Located in the fantastic community of Sundridge, this well-maintained two-bedroom condo offers comfortable living with great amenities. It includes a 12' x 24' single detached garage, plus a designated parking spot. The kitchen features sleek stainless steel appliances, while the spacious living area is filled with natural light. Step outside to the balcony, a perfect protected outdoor space for enjoying warm summer evenings. You're also within walking distance of parks, trails, and shops. Notably, a brand-new hot water tank was installed in 2024. Don't miss this one!