

## 3, 893 Mt Sundance Manor W Lethbridge, Alberta

**MLS # A2237550**



# \$240,000

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	898 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	220 Volt Wiring, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** Washer, Dryer, Electric Range, OTR Microwave, Dishwasher, Refrigerator

Welcome to this GROUND FLOOR 898 sq.ft, 2-bedroom, 1-bathroom condo located in Sunridge. This unit has brand new flooring in the kitchen and living room, granite countertops, convenient in-suite laundry, storage, and central A/C for year-round comfort. All exterior maintenance, including snow removal and lawn care, is taken care of, making this property perfect for students, investors, or first-time buyers. Close to walking paths, a massive park, and nearby conveniences like Tim Horton's, Subway, and more.