

**3, 895 Mt Sundance Manor W  
Lethbridge, Alberta**

**MLS # A2243724**



**\$239,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunridge                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 912 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Off Street               |               |                   |
| <b>Lot Size:</b> | 0.00 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                       |                   |        |
|--------------------|-------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | \$ 210 |
| <b>Basement:</b>   | None                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Vinyl Siding, Wood Frame                       | <b>Zoning:</b>    | R-50   |
| <b>Foundation:</b> | -                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Vinyl Windows |                   |        |

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, washer, dryer, all window coverings.

Located in Lethbridge's Sunridge, this well-maintained condo offers comfortable living with great amenities. The kitchen features a pantry, island, and solid-surface countertops. The living area is open to the kitchen and filled with natural light. Two bedrooms and a four-piece bathroom are also included. All exterior maintenance, including snow removal and lawn care, is taken care of, making this property perfect for students, investors, or first-time buyers.