

**111 Mt Sundance Crescent W
Lethbridge, Alberta**

MLS # A2310586



\$339,900

Division:	Sunridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	717 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to this beautifully maintained half duplex in the desirable Sunridge community! With its bright and airy feel, this home offers comfortable living in a fantastic location close to the University, parks, and walking paths. The main floor features a welcoming living room with durable laminate flooring, while the kitchen offers a functional layout complete with an island with dishwasher, corner pantry, and easy access to the dining area. Downstairs, you'll find all three bedrooms along with a full bathroom, convenient laundry area, and additional storage space. Outside, the property is fully landscaped and includes a rear parking pad and back deck, perfect for enjoying warm summer evenings. Located near the beautiful Sunridge park, as well as nearby dog parks in Riverstone and Popson Park, this home is an excellent opportunity for first-time buyers, students, or investors alike.