

**7, 897 Mt Sundance Manor W  
Lethbridge, Alberta**

**MLS # A2203241**



**\$245,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 210

**LLD:** -

**Zoning:** R-50

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, washer, dryer

An affordable condo in Sunridge - assigned parking, close to amenities, Sunridge Park and a great option to start out! This complex is professionally managed and means you don't have to worry about any exterior maintenance! An open living area with deck, 2 bedrooms, in suite laundry and a 4 piece bathroom makes this a turn key option for those looking to start out in their real estate investment journey!