# \$349,900 - 835 Mt Sundance Manor W, Lethbridge

MLS® #A2201531

### \$349,900

3 Bedroom, 3.00 Bathroom, 1,472 sqft Residential on 0.03 Acres

Sunridge, Lethbridge, Alberta

Located in Sunridge, Lethbridge, this condo provides comfortable living with excellent amenities. Enter through a welcoming entryway that leads to the attached garage. The spacious living room features 12' ceilings and a cozy fireplace. The kitchen is filled with natural light and includes stainless steel appliances, solid-surface countertops, and an open-concept layout ideal for entertaining. The primary suite is located upstairs and includes a 3-piece en-suite and a walk-in closet. There are two additional bedrooms, a 4-piece bathroom, and a laundry room. The lower level offers a versatile flex space that can serve as an extra bedroom or family room, complete with a full bathroom and a separate entrance. This property is conveniently situated near local amenities, parks, walking paths, and the University of Lethbridge, making it a great choice for students, investors, or first-time buyers.

Built in 2010

Price

#### **Essential Information**

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\$349,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,472

Acres 0.03







Year Built 2010

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 835 Mt Sundance Manor W

Subdivision Sunridge
City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1J 4S7

#### **Amenities**

Amenities Snow Removal

Parking Spaces 2

Parking Driveway, Off Street, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Vinyl Windows, Open Floorplan, Quartz

Counters

Appliances Dishwasher, Dryer, Refrigerator, Washer, Stove(s)

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Balcony

Lot Description Landscaped, Lawn Roof Asphalt Shingle

Construction Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 13th, 2025

Days on Market 96

Zoning R-50

## **Listing Details**

Listing Office Lethbridge Real Estate.com

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