

# \$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

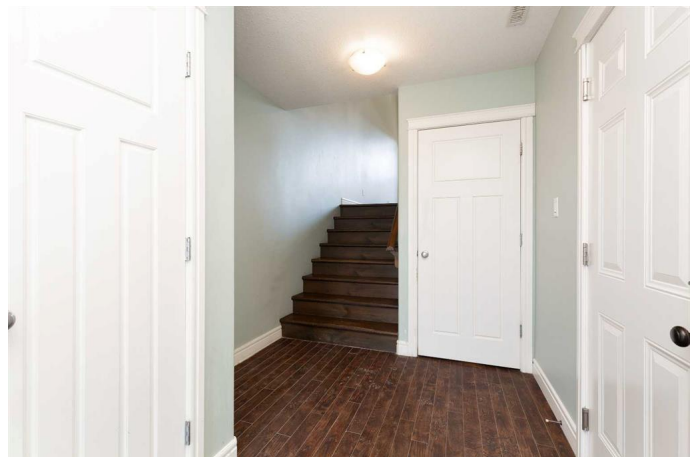
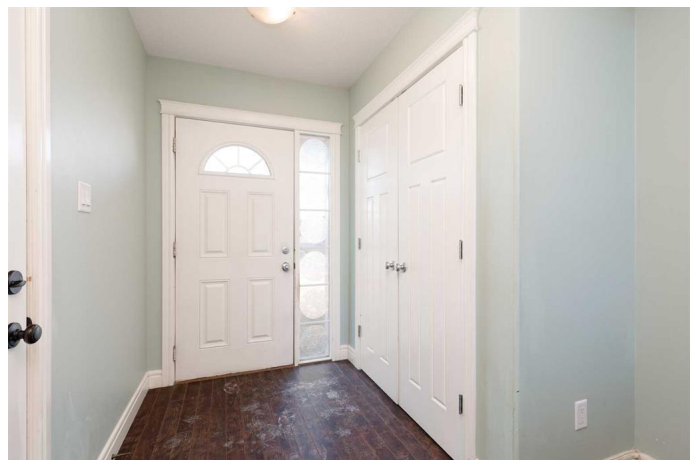
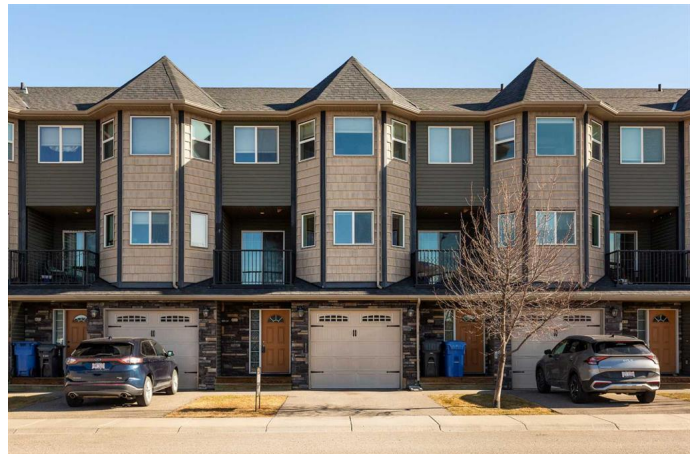
Sunridge, Lethbridge, Alberta

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

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201531  |
| Price          | \$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, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                             |
| 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 | 46               |
| Zoning         | R-50             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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