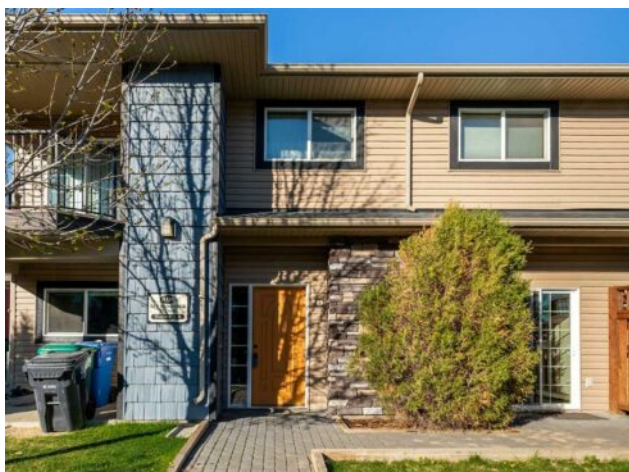


**1, 899 Mt Sundance Manor W
Lethbridge, Alberta**

MLS # A2219275

\$239,900



Division:	Sunridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 210
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-50
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer.

Located in Lethbridge's Sunridge, this well-maintained condo offers comfortable living with great amenities. The kitchen features stainless steel appliances, an 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. An additional single-car garage can be purchased for an additional \$20,000.