

6, 893 Mt Sundance Manor W  
Lethbridge, Alberta

MLS # A2237258



# \$255,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Sunridge               |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | Townhouse-Stacked      |        |                   |
| Size:     | 958 sq.ft.             | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                      | Baths: | 1                 |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | 0.23 Acre              |        |                   |
| Lot Feat: | See Remarks            |        |                   |

|             |                  |            |        |
|-------------|------------------|------------|--------|
| Heating:    | Central          | Water:     | -      |
| Floors:     | Carpet, Linoleum | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 235 |
| Basement:   | None             | LLD:       | -      |
| Exterior:   | Vinyl Siding     | Zoning:    | R-50   |
| Foundation: | See Remarks      | Utilities: | -      |
| Features:   | See Remarks      |            |        |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window mounted a/c, all window coverings

Located in the fantastic community of Sundridge, this well-maintained two-bedroom condo offers comfortable living with great amenities. It includes a 12' x 24' single detached garage, plus a designated parking spot. The kitchen features sleek stainless steel appliances, while the spacious living area is filled with natural light. Step outside to the balcony, a perfect protected outdoor space for enjoying warm summer evenings. You're also within walking distance of parks, trails, and shops. Notably, a brand-new hot water tank was installed in 2024. Don't miss this one!