

# \$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

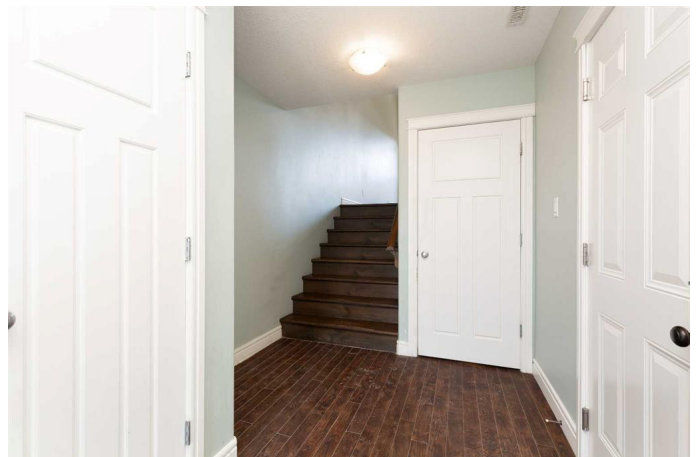
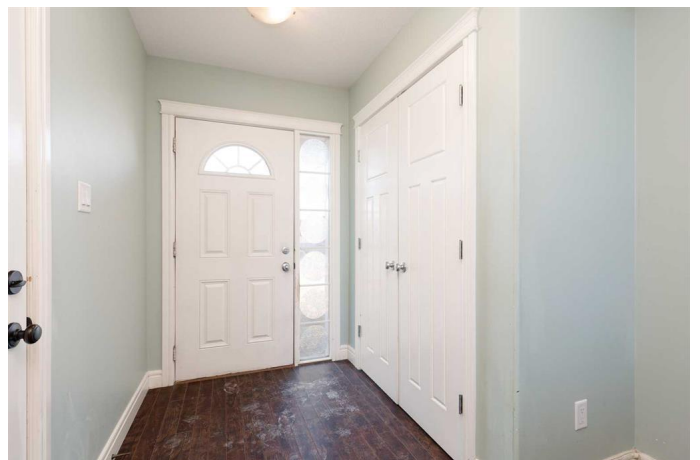
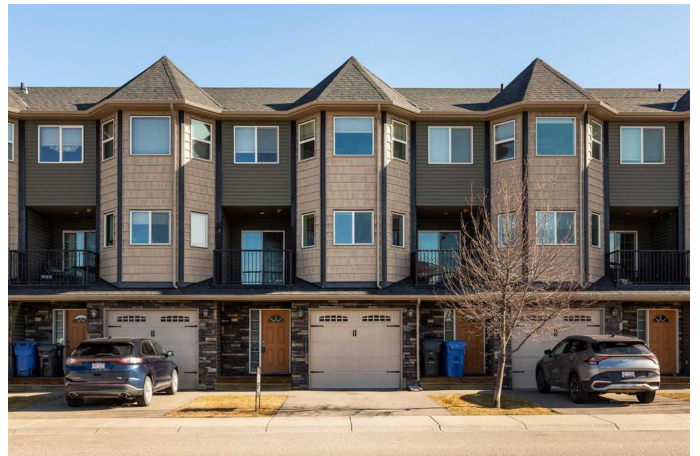
Sunridge, Lethbridge, Alberta

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 39

Zoning R-50

## **Listing Details**

Listing Office Lethbridge Real Estate.com

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.