

# \$354,900 - 865 Mt Sundance Manor W, Lethbridge

MLS® #A2250832

**\$354,900**

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.04 Acres

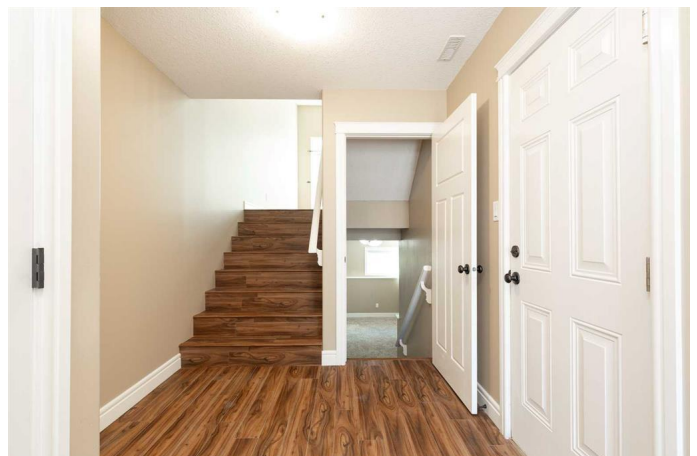
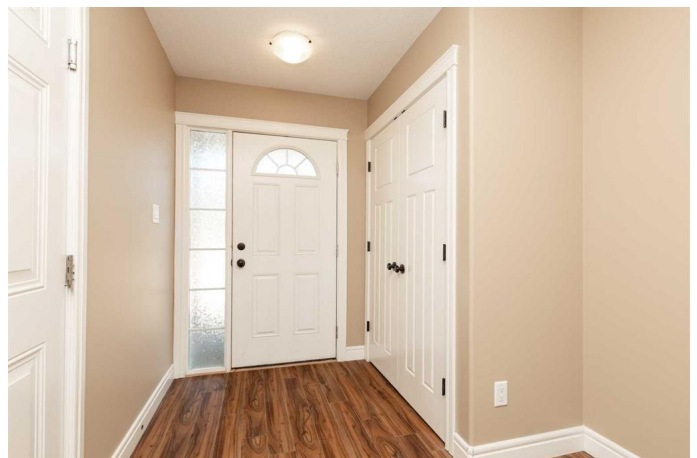
Sunridge, Lethbridge, Alberta

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 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® #         | A2250832  |
| Price          | \$354,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,510     |
| Acres          | 0.04      |
| Year Built     | 2010      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 865 Mt Sundance Manor W |
| Subdivision | Sunridge                |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1J 1X5                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Vinyl Windows                                            |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas                                                                                     |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Landscaped                                |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 2                 |
| Zoning         | R-50              |

### **Listing Details**

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

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