



Anne French  
Your REALTOR®  
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403-894-9537  
anne@locknkeyrealty.ca

**835 MT SUNDANCE Manor W  
Lethbridge, Alberta**

**MLS # A2187370**

**\$349,900**



<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,591 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to Sunridge. This 3 bedroom, 3 bathroom condo with a separate basement entry & attached single garage is located close to the university, a dog park, a lake, a park, a playground, schools, & restaurants is ready for your personal touch.