

# \$245,000 - 7, 897 Mt Sundance Manor W, Lethbridge

MLS® #A2203241

**\$245,000**

2 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 0.23 Acres

Sunridge, Lethbridge, Alberta

An affordable condo in Sunridge - assigned parking, close to amenities, Sunridge Park and a great option to start out! This complex is professionally managed and means you don't have to worry about any exterior maintenance! An open living area with deck, 2 bedrooms, in suite laundry and a 4 piece bathroom makes this a turn key option for those looking to start out in their real estate investment journey!

Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203241          |
| Price          | \$245,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 949               |
| Acres          | 0.23              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 7, 897 Mt Sundance Manor W |
| Subdivision | Sunridge                   |



|             |            |
|-------------|------------|
| City        | Lethbridge |
| County      | Lethbridge |
| Province    | Alberta    |
| Postal Code | T1J 1X7    |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

### **Interior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| # of Stories      | 2                                                |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Entrance         |
| Construction      | Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 32               |
| Zoning         | R-50             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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