

# \$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

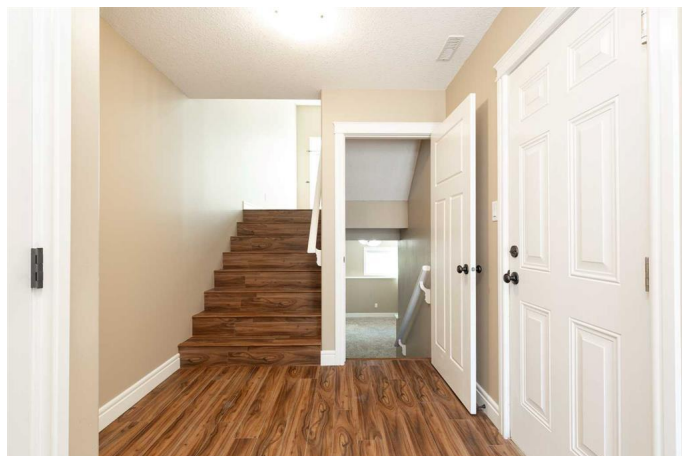
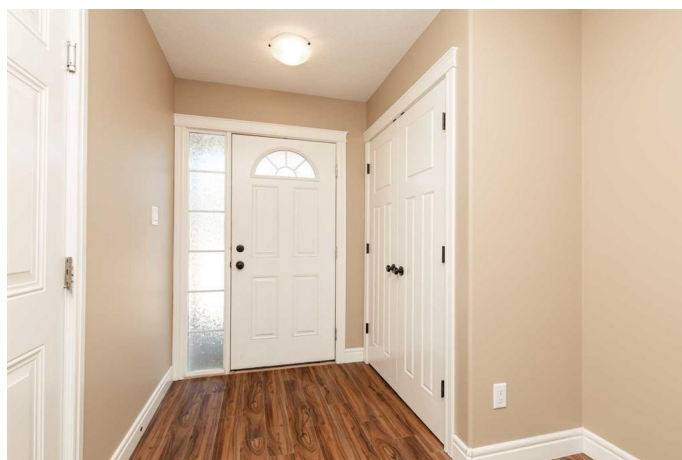
Sunridge, Lethbridge, Alberta

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
Zoning	R-50

## **Listing Details**

Listing Office	Lethbridge Real Estate.com
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