



GRASSROOTS
REALTY GROUP

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144 Mt Sundial Court W
Lethbridge, Alberta

MLS # A2313779



\$399,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

LEGALLY SUITED UNDER \$400,000! This legalized up/down rental property has been consistently rented and maintained. The 2 Bed/2 Bath upstairs suite features vaulted ceilings, hardwood floors, kitchen island, spacious pantry, plus an ensuite and walk-in closet and a deck off of the dining area. The 2 Bed/1 Bath basement suite offers plenty of light, in-suite laundry, and lots of kitchen cupboard space. Conveniently located close to parks, lakes and schools. Here is a chance to live up and have your tenant down pay your mortgage. Note that there is work to do in the property if so desired. Don't miss this great opportunity, contact your REALTOR today!