



GRASSROOTS
REALTY GROUP

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766 Mt Sundance Lane W
Lethbridge, Alberta

MLS # A2326600



\$404,900

Division:	Sunridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	858 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/a

This one checks all of the boxes! Walk out basement! Main floor laundry! Detached garage, two bedrooms up plus one bedroom down, and easy opportunity to convert to a suited property! Besides all of the above... You will love the underground sprinklers, gas connection for BBQ and especially the large windows and living space this home offers! Put it on your list today!