



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**144 Mt Sundial Court W
Lethbridge, Alberta**

MLS # A2341176



\$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:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Separate Entrance, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Window Coverings & Blinds

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 opportunity to add this to your portfolio and a chance to add some equity. Arrange your private tour today!