



GRASSROOTS
REALTY GROUP

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20 Mt Sundance Road W
Lethbridge, Alberta

MLS # A2343789

\$370,000

Division:	Sunridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	958 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, Window coverings

Welcome to 20 Mount Sundance Rd W! Pride of ownership shines throughout this well-maintained 4-bedroom, 2-bathroom half duplex the large master bedroom has double closets. Whether you're looking for a comfortable home to enjoy yourself, a smart rental investment, or a great opportunity for parents and kids to live close by while attending school, this property offers plenty of possibilities. The recently renovated basement adds fresh, updated living space and makes this home move-in ready. With four bedrooms and two bathrooms, there's room for the whole family. Location is a standout! You're close to schools, shopping, parks, walking paths, U of L university and a beautiful large pond surrounded by wildlife and green space — giving you that perfect balance of convenience and nature right outside your door. The back yard is partially fenced and waiting for the new buyers to build a garage the cement pad is already there. Excellent option for a first-time buyer, family or investor Great potential as a rental property. This is a home that offers flexibility, value and a location you'll love — come take a look at 20 Mount Sundance Rd W!