

# \$369,000 - 869 Mt Sundance Manor W, Lethbridge

MLS® #A2269214

**\$369,000**

3 Bedroom, 3.00 Bathroom, 1,643 sqft

Residential on 0.00 Acres

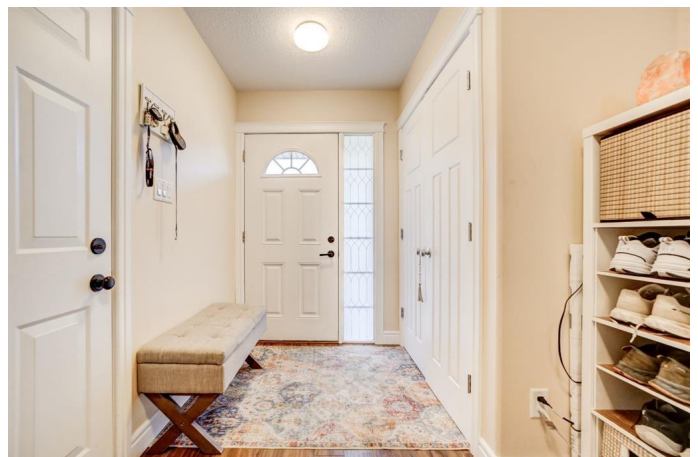
Sunridge, Lethbridge, Alberta

Welcome to 869 Mt. Sundance Manor W! This bright and beautifully updated 3-bedroom, 3-bathroom condo offers comfortable and modern living in a convenient west-side location. The home features a basement entry, an attached single garage, and has seen extensive updates throughout, including new carpets, fresh paint, new air conditioning, and custom closet organizers. The primary bedroom's walk-in closet has been thoughtfully converted into a home office, perfect for remote work or study. Located just minutes from the University of Lethbridge, parks, schools, and shopping, this property is an ideal choice for first-time buyers, students, or investors looking for a move-in ready home with great value.

Built in 2010

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2269214      |
| Price          | \$369,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,643         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 3 Storey |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 869 Mt Sundance Manor W |
| Subdivision | Sunridge                |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1J 1X5                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Other                              |
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Range, Refrigerator, Washer/Dryer                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full                                                                                                                                                         |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Courtyard, Other |
| Lot Description   | See Remarks, Other        |
| Roof              | Asphalt Shingle           |
| Construction      | Mixed, Other              |
| Foundation        | Poured Concrete           |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 5th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 16   |
| Zoning         | R-50 |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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