

# \$245,000 - 6, 897 Mt Sundance Manor W, Lethbridge

MLS® #A2198208

## \$245,000

2 Bedroom, 1.00 Bathroom, 954 sqft  
Residential on 0.23 Acres

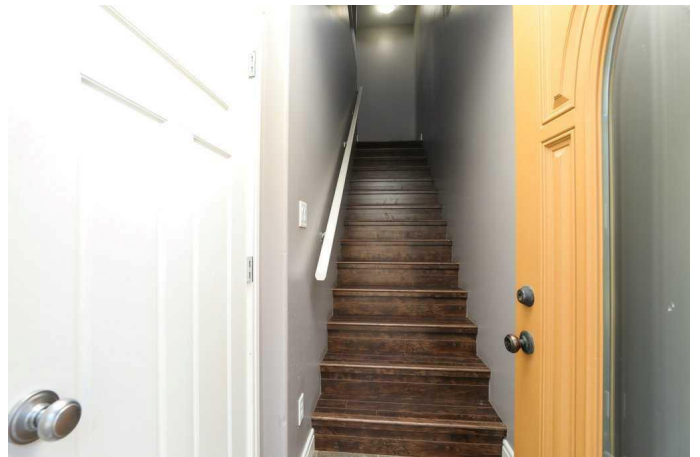
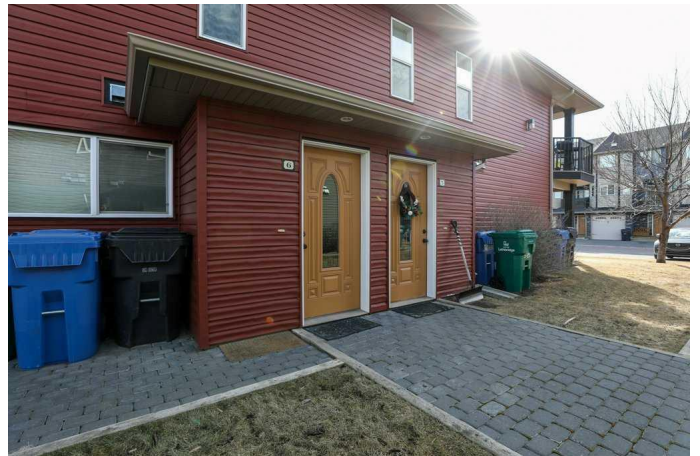
Sunridge, Lethbridge, Alberta

Discover the perfect blend of comfort and convenience in this 2-bedroom, 1-bathroom condo with a dedicated laundry room. Located just minutes from the University of Lethbridge, this home offers easy access to shopping, dining, public transportation, and local amenities. The main-floor entrance leads to a bright, open-concept living space with a well-appointed kitchen and a private deck—ideal for relaxing or entertaining. With a dedicated parking spot and a low-maintenance lifestyle, this unit is perfect for students, first-time buyers, downsizers, or investors seeking a great revenue property. Condo fees cover exterior maintenance, yard care, and snow removal right to your door, making homeownership hassle-free. Don't miss out on this fantastic opportunity!

Built in 2009

### Essential Information

MLS® #	A2198208
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	954
Acres	0.23
Year Built	2009



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	6, 897 Mt Sundance Manor W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 1X7

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	Open Floorplan, Storage
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air
Cooling	None

### Exterior

Exterior Features	None
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	February 28th, 2025
Days on Market	34
Zoning	R-50

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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