

\$179,900 - 302, 4210 20 Avenue S, Lethbridge

MLS® #A2101286

\$179,900

2 Bedroom, 1.00 Bathroom, 1,000 sqft

Residential on 1.09 Acres

Redwood, Lethbridge, Alberta

Welcome to the epitome of modern living at Sunrise Manor! Picture this: Your cozy haven awaits, nestled in the heart of convenience and contemporary charm. This is not just a home; it's a lifestyle upgrade.

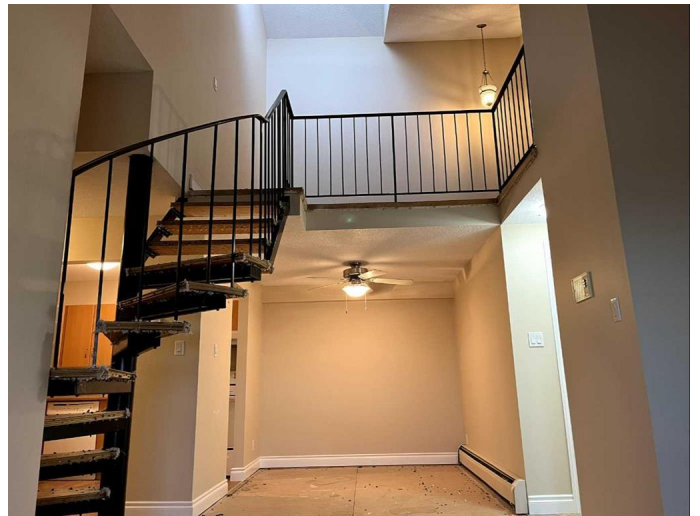
As you step into this chic dwelling, the first thing that catches your eye is the convenience of IN-SUITE LAUNDRY. No more lugging baskets down the hall – just the sweet hum of efficiency right at your fingertips.

Now, let's talk unique. Imagine having a bonus loft that could be your office, your media room, or even your personal sanctuary. How? Well, there's a spiral staircase waiting to elevate your living experience. Flexibility is the name of the game.

Feel the warmth as you gather around the gas fireplace on chilly evenings. Embrace the outdoors on covered sundeck that extends your living space beyond walls. Oh, and storage? We've got you covered – inside and outside the suite. Practicality meets style. Venture into the master bedroom, where a walk-thru closet with a makeup desk is a daily indulgence. It's not just a bedroom; it's your personal retreat, a setup designed for hassle-free mornings.

And here's the kicker – condo fees covering all utilities! Say goodbye to unexpected costs and hello to significant savings. Students, first-time buyers, and investors, this is your golden ticket.

Sunrise Manor isn't just a home; it's a canvas for your vibrant life. Make your mark in a place



where convenience, style, and savings converge. Your next chapter begins here. Ready to turn the key to your new adventure? Let's make it happen. Price includes new carpet thru-out (samples in the suite), have something to sell, no problem, owners will take trades, almost anything, what do you have? **we have other suites coming to market, prices starting at \$159,900! INVESTOR ALERT: we are offering the complete package; built-in long term tenants with a stellar history, ready to commit to a 1 year lease, ROI = 6,74% !!! Want more info?

Built in 1978

Essential Information

MLS® #	A2101286
Price	\$179,900
Sold Price	\$179,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	1.09
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	302, 4210 20 Avenue S
Subdivision	Redwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 4X9

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Assigned, Off Street, Plug-In

Interior

Interior Features	High Ceilings, No Smoking Home, Pantry, See Remarks, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Boiler, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Other
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Other

Additional Information

Date Listed	January 12th, 2024
Date Sold	March 13th, 2024
Days on Market	61
Zoning	R-60
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.