

# \$529,900 - 294 Mt Sundial Court W, Lethbridge

MLS® #A2235692

**\$529,900**

2 Bedroom, 2.00 Bathroom, 1,402 sqft

Residential on 0.16 Acres

Sunridge, Lethbridge, Alberta

Welcome to this beautifully maintained one-owner BUNGALOW, located in a quiet and friendly neighborhood just one block from the scenic walking paths and pond in Sunridge. Set on a great sized lot, this 2-bedroom plus den home offers a thoughtful layout and plenty of space to enjoy both inside and out. The large kitchen is perfect for cooking and entertaining, featuring granite countertops, a center island with an eating bar, and a spacious dining area that flows seamlessly into the cozy living room with a gas fireplace. The primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with double sinks, a glass shower, and a relaxing soaker tub.

Downstairs, the undeveloped basement is full of potential â€” easily accommodating two additional bedrooms, a bathroom, and a family room to fit your needs. Step outside and youâ€™ll fall in love with the east-facing backyard (hello morning sun, goodbye wind!). The yard is beautifully landscaped and set up for effortless outdoor living with a seating area, patio lights on a remote that light up the entire fence, deck, plus gas lines to the fire pit, BBQ, and even the garage. Thereâ€™s also underground sprinklers for the lawn and a drip system for all perennials and shrubs. Bonus features include Celebright lights on the front of the home, a new dishwasher (2024), washer/dryer (2025), and a new furnace motor (2025). Schools, the University of Lethbridge, and parks are all nearby â€” making this the



perfect mix of comfort, convenience, and charm.

Built in 2012

### **Essential Information**

MLS® #	A2235692
Price	\$529,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,402
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	294 Mt Sundial Court W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5B7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Other, Private Yard
Lot Description	Back Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	16
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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