



GRASSROOTS
REALTY GROUP

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**259 Mt Sundial Court W
Lethbridge, Alberta**

MLS # A2216235



\$509,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,303 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private,		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer/Dryer, All Window Coverings, Central A/C, Dining Room Cabinet

Welcome to 259 Mt Sundial Court W, a beautifully designed 4-bedroom, 3.5-bathroom home located in the sought-after Sunridge neighborhood of Lethbridge. This spacious and inviting property features an open-concept main floor with stunning vaulted ceilings that create a bright and airy atmosphere throughout the living area with large windows that let in a ton of natural light to the main living area.. The kitchen is both functional and stylish, with rich wood cabinetry, granite countertops, and a central island perfect for cooking and entertaining. The primary bedroom is conveniently located on the main floor and includes a walk-in closet and a private en-suite, while a half-bathroom nearby serves guests comfortably. Upstairs, above the garage, is a versatile bedroom complete with a full 4-piece bathroom—ideal for guests, a teenager’s retreat, or a home office. The lower level offers two additional bedrooms, a den or flex area, and a third full bathroom, providing ample space for a growing family or visitors. The home backs directly onto a quiet park, offering beautiful views and privacy from the spacious backyard, which is perfect for outdoor activities or relaxing evenings. A large double garage, along with an extended parking pad, ensures plenty of parking and storage options. With its thoughtful layout, quality finishes, and prime location near schools, walking paths, and amenities, 259 Mt Sundial Court W is a house you don't want to miss out on!