



GRASSROOTS
REALTY GROUP

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

MLS # A2235692



\$529,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,402 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, OTR Microwave, washer, dryer, a/c, underground sprinklers, garage heater, hot tub as-is, central vac as-is, window coverings, pergola NEG, shed,

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 — easily accommodating two additional bedrooms, a bathroom, and a family room to fit your needs. Step outside and you’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. There’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 — making this the perfect mix of comfort, convenience, and charm.