



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

**MLS # A2187998**



**\$329,900**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Side by Side, Split Level		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows		

**Inclusions:** N/A

Welcome to 115 Mt Sundial Court West! This modern bi-level half-duplex in West Lethbridge is designed for comfort and style with an elegant touch. The open main floor boasts large windows that flood the space with natural light, creating a warm and inviting atmosphere. The kitchen features elegant stone countertops, a spacious island with bar seating, and seamlessly flows into the dining and living areas. A convenient half bath completes the main floor. Downstairs, you'll find three bedrooms, including a generously sized primary bedroom at the front and two additional guest rooms at the back. The lower level also includes a well-appointed 4-piece bathroom with ample storage, a laundry area with stackable appliances, and extra space under the stairs. This home is equipped with hot water on demand for added efficiency. Step outside to enjoy the partially fenced backyard, which includes two parking stalls on the parking pad and a rear deck ideal for relaxing on warm summer evenings. Located in the sought-after Sunridge neighborhood, you'll love the nearby pond and green space with walking paths, as well as the convenience of being just a few blocks from a middle school and minutes from the University of Lethbridge. This property is a must-see!