



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

MLS # A2207228



\$325,000

Division:	Sunridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	652 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Shed

Charming Half-Duplex in Desirable Sunridge! Welcome to this inviting bi-level half-duplex, perfectly situated in the peaceful and sought-after community of Sunridge! Designed for both comfort and functionality, this home boasts an open-concept layout with soaring vaulted ceilings that enhance the sense of space and light. The living area flows seamlessly into the dining space and stylish kitchen, where granite countertops, stainless steel appliances, and a large island with bar seating make entertaining effortless. A full-size pantry provides ample storage, while the dining area opens directly onto the back deck—perfect for outdoor enjoyment. The fully fenced yard offers privacy and includes convenient off-street parking. Upstairs, a well-placed 2-piece powder room adds convenience for guests. Downstairs, you’ll find three cozy bedrooms, a beautifully appointed 4-piece bathroom with a sleek concrete vanity top, and a laundry area with a front-load stacking washer and dryer. Located just a short walk from Sunridge’s stunning waterfall, playground, park, and scenic lake with walking paths, this home also offers easy access to Senator Joyce Fairbairn Middle School. Experience the perfect balance of charm, functionality, and prime location—don’t miss your chance to make this wonderful home yours!