

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

**MLS # A2235692**



**\$529,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; easily accommodating two additional bedrooms, a bathroom, and a family room to fit your needs. Step outside and you&rsquo;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&rsquo;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 &mdash; making this the perfect mix of comfort, convenience, and charm.