

113 Mount Sundial Court W Lethbridge, Alberta

MLS # A2323859



\$339,900

Division:	Sunridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	724 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 113 Mt. Sundial Court W, a fantastic opportunity in the highly desirable Sunridge neighbourhood on Lethbridge's west side. This well-maintained 3-bedroom, 1.5-bath home offers comfortable living, low-maintenance outdoor space, and a location that's tough to beat. Inside, you'll find a functional layout designed for everyday living, with bright living spaces, comfortable bedrooms, and plenty of room for families, first-time buyers, students, or investors. The home offers a practical balance of space and affordability in one of West Lethbridge's most convenient communities. Step outside and enjoy the fully landscaped backyard featuring artificial turf, giving you a beautiful green space without the mowing, watering, or maintenance. Whether you're entertaining friends, relaxing with family, or enjoying a quiet evening outdoors, this backyard is ready to enjoy year-round. Location is where this property truly shines. Sunridge is one of West Lethbridge's most sought-after neighbourhoods, known for its parks, walking paths, and convenient access to amenities. Just minutes away you'll find Sunridge Park, a stunning wetland park complete with walking trails, boardwalks, playgrounds, waterfalls, fountains, and green space perfect for year-round enjoyment. You'll also appreciate the close proximity to schools, shopping, restaurants, grocery stores, and the University of Lethbridge, making this an ideal location for families, professionals, and students alike. Commuting across the city is quick and convenient while still enjoying the quiet atmosphere of a residential neighbourhood. If you're looking for an affordable West Lethbridge home in a family-friendly community with parks, amenities, and outdoor recreation right at your doorstep, 113 Mt. Sundial Court W deserves a spot on your must-see list. Contact your favourite REALTOR®; today to book a showing.