

\$529,900 - 294 Mt Sundial Court W, Lethbridge

MLS® #A2235692

\$529,900

2 Bedroom, 2.00 Bathroom, 1,402 sqft

Residential on 0.16 Acres

Sunridge, Lethbridge, Alberta

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 â€” easily accommodating two additional bedrooms, a bathroom, and a family room to fit your needs. Step outside and youâ€™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. Thereâ€™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 â€” making this the



perfect mix of comfort, convenience, and charm.

Built in 2012

Essential Information

MLS® #	A2235692
Price	\$529,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,402
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	294 Mt Sundial Court W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5B7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Other, Private Yard
Lot Description	Back Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	5
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.