

# \$325,000 - 103 Mt Sundial Court W, Lethbridge

MLS® #A2207228

**\$325,000**

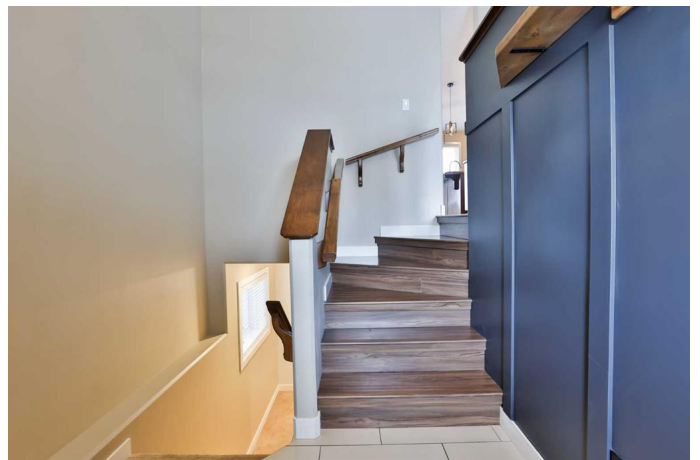
3 Bedroom, 2.00 Bathroom, 652 sqft  
Residential on 0.06 Acres

Sunridge, Lethbridge, Alberta

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!

Built in 2011



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207228               |
| Price          | \$325,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 652                    |
| Acres          | 0.06                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103 Mt Sundial Court W |
| Subdivision | Sunridge               |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1M 1B6                |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)                    |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Lane, Landscaped |
| Roof            | Asphalt Shingle       |
| Construction    | Stone, Vinyl Siding   |
| Foundation      | Poured Concrete       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 1               |
| Zoning         | R-CM            |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.