

# \$499,900 - 259 Mt Sundial Court W, Lethbridge

MLS® #A2216235

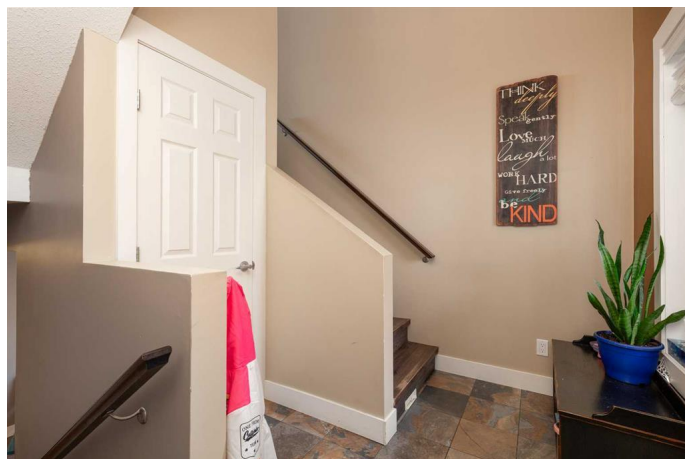
**\$499,900**

3 Bedroom, 4.00 Bathroom, 1,303 sqft

Residential on 0.13 Acres

Sunridge, Lethbridge, Alberta

Welcome to 259 Mt Sundial Court W, a beautifully designed 3-bedroom, 3.5-bathroom home located in the sought-after Sunridge neighborhood of Lethbridge. This spacious and inviting property features an open-concept main floor with stunning vaulted ceilings that create a bright and airy atmosphere throughout the living area with large windows that let in a ton of natural light to the main living area. The kitchen is both functional and stylish, with rich wood cabinetry, granite countertops, and a central island perfect for cooking and entertaining. The primary bedroom is conveniently located on the main floor and includes a walk-in closet and a private en-suite, while a half-bathroom nearby serves guests comfortably. Upstairs, above the garage, is a versatile bedroom complete with a full 4-piece bathroom—ideal for guests, a teenager’s retreat, or a home office. The lower level offers one additional bedrooms, a family room or flex area, and a third full bathroom, providing ample space for a growing family or visitors. The home backs directly onto a quiet park, offering beautiful views and privacy from the spacious backyard, which is perfect for outdoor activities or relaxing evenings. A large double garage, along with an extended parking pad, ensures plenty of parking and storage options. With its thoughtful layout, quality finishes, and prime location near schools, walking paths, and amenities, 259 Mt Sundial Court W is a house you don't want to miss out on!



Built in 2015

### Essential Information

MLS® #	A2216235
Price	\$499,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,303
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	259 Mt Sundial Court W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5C3

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Pantry, Jetted Tub
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private, Underground Sprinklers, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	85
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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