



GRASSROOTS
REALTY GROUP

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

MLS # A2331415



\$515,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,197 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central air conditioner, microwave hood fan, blinds, garage door opener + 1 remote, garage heater

Welcome to this spacious and beautifully maintained bi-level offering over two levels of comfortable living space with 5 bedrooms (3 up and 2 down) and 3 full bathrooms—perfect for growing families or anyone needing extra room to live, work, and entertain. Step inside to discover updated luxury vinyl plank flooring, adding a modern touch while providing durability and easy maintenance on main floor of this gorgeous home. The functional layout offers generous living areas, a bright and inviting kitchen, and plenty of space for family gatherings. Newer appliances in the kitchen help to alleviate concerns when cooking up a storm. The fully developed lower level features additional bedrooms, a full bathroom, and a large family room, providing flexibility for guests, teenagers, or a home office. Outside, you’ll appreciate the private backyard with open views backing onto a farmer’s field where on clear days you can see the mountains, creating a peaceful setting to relax and enjoy. Whether you’re hosting summer BBQs, watching the sunset, or simply enjoying the extra sense of space, this backyard is sure to impress. With its thoughtful updates which includes new gas heater in garage, spacious floor plan, and desirable location, this move-in-ready home is one you won’t want to miss!