



GRASSROOTS
REALTY GROUP

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

MLS # A2333134



\$485,000

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Heater , Shed		

What a fantastic starter home, ideal for young families! You have to check out this backyard!, It's one of the largest yards you will find anywhere, and it is surrounded with lovely tall trees giving this property lots of shade and privacy. This Greer built fully developed 2 story home, has a wonderful open layout on the main floor, 3 bedrooms and the laundry up on the 2nd level and downstairs is a cozy family room and a generous sized bedroom with its own 3 Pc bathroom.. With 4 bedrooms and 3.5 baths this home has so much to offer its new owners as well as central air, a heated single attached garage, a private backyard deck, a ventilation air exchange system & hot water on demand and underground sprinklers in the backyard. Located just a block away from a beautiful park, playground , & walking trails around a beautiful pond and greenspace. This home is also located only 2 blocks to the brand new middle school, making it ideal for families.