

\$534,900 - 227 Mt Sundial Court W, Lethbridge

MLS® #A2261807

\$534,900

4 Bedroom, 3.00 Bathroom, 1,287 sqft

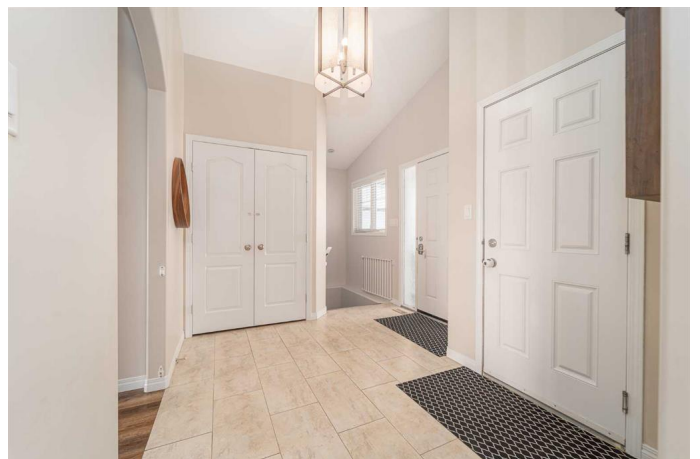
Residential on 0.11 Acres

Sunridge, Lethbridge, Alberta

Looking for a sprawling bungalow that truly delivers on space and comfort? This Sunridge home stands out with its vaulted ceilings that create a grand, open feeling the moment you step inside. The main floor is bright and inviting thanks to southern exposure, highlighting the living room's gorgeous fireplace and drawing attention to the large granite kitchen island—perfect for casual meals or spreading out for holiday baking. The dining area easily accommodates large gatherings, and the kitchen's stained maple cabinetry provides plenty of storage with style.

The primary bedroom is its own retreat, featuring a large walk-in closet, a 3-piece ensuite, and direct access to the back deck—ideal for morning coffee or catching the sunset in complete privacy. Another spacious bedroom and full bathroom round out the main floor.

Downstairs, the fully finished basement is a showstopper. The massive family room is versatile enough to host movie nights, games, or even a pool table. Two more generous bedrooms and a 4-piece bathroom make this level perfect for guests or family. A utility sink in the furnace room adds extra practicality, whether for deep cleaning or for wine and beer-making enthusiasts who need a space to create. Rockwool insulation has also been added to the basement ceiling, offering both



fire resistance and sound dampening.

Step outside and youâ€™ll appreciate the mature, private backyard with no neighbours behindâ€”just open views of the Rocky Mountains. A large 10â€™x27â€™ deck makes outdoor living a breeze. The heated double garage adds year-round convenience, and with a gas line already run behind the stove, converting to a gas range is a simple option.

This home combines thoughtful upgrades with timeless comfortâ€”an ideal blend for anyone seeking both everyday livability and standout features.

Built in 2011

Essential Information

MLS® #	A2261807
Price	\$534,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,287
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	227 Mt Sundial Court W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5C2

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Private, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	25
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.