

# \$569,000 - 2 Mt Sundial Bay W, Lethbridge

MLS® #A2204818

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,278 sqft  
Residential on 0.18 Acres

Southridge, Lethbridge, Alberta

This stunning bi-level home sits on a desirable corner lot and offers exceptional space and convenience with two garages—a double attached garage and a detached triple garage, perfect for extra parking, storage, or a workshop. Inside the house, you'll find four bedrooms and three full bathrooms, including a luxurious master suite with an ensuite and walk-in closet. The bright and airy kitchen is a chef's dream, featuring a skylight, granite countertops, and tile flooring. The fully finished basement boasts a huge family room, two spacious bedrooms, a laundry room, and plenty of extra living space. Outside, enjoy the BBQ area with gas hookup, a large entertainment space, and access to scenic trails with solar-powered pathway lighting—perfect for evening strolls. Don't miss this incredible home with ample parking and unbeatable features!

Built in 2011

## Essential Information

MLS® #	A2204818
Price	\$569,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,278
Acres	0.18
Year Built	2011



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	2 Mt Sundial Bay W
Subdivision	Southridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5C8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Heated Garage, Additional Parking, Garage Faces Front, Triple Garage Detached
# of Garages	5

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Corner Lot, Low Maintenance Landscape, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	3
Zoning	R-L

## Listing Details

Listing Office            REAL BROKER

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