

**152 Mt Rundle Road W
Lethbridge, Alberta**

MLS # A2172440



\$429,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,142 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Lawn, Garden, Landscaped, Level, Many Trees, Pie Shaped Lot,		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Skylight(s), Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Hot Tub, Shed

Nestled in the family-oriented neighbourhood of Mountain Heights in west Lethbridge, this spacious bi-level home is perfect for families looking for comfort and convenience. Within walking distance, you'll find an elementary school, parks, and playgrounds, making it an ideal location for children and outdoor activities. The home features three bedrooms on the main level, including a generously sized primary bedroom with a walk-in closet and a 4-piece ensuite. Both bathrooms on this level also feature skylights letting in that beautiful prairie sunshine. The main floor's open living space is bathed in natural light from large windows, and the kitchen offers abundant storage and plenty of room for preparing elaborate meals. Step outside to your private backyard, where a large deck and built-in hot tub provide the perfect setting for relaxation. With no rear neighbors and mature trees offering added privacy, this outdoor space feels like a personal oasis. The fully developed basement boasts a spacious living room with a unique river rock fireplace, custom shelving, an additional bedroom, a 3-piece bathroom, and a versatile bonus room ideal for a home gym, craft room, or whatever you envision. The attached double garage adds convenience, and the furnace was replaced just last year, ensuring comfort for years to come.