

**16 Mt Backus Place W
Lethbridge, Alberta**

MLS # A2197191



\$444,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,216 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Storage		

Inclusions: Fridge, stove, range hood, microwave, washer/dryer, central vacuum & supplies

Welcome to 16 Mt Backus Place W, a spacious bi-level home offering 1,216 square feet of comfortable living space in a desirable Lethbridge neighbourhood. This well-maintained property features five bedrooms and three bathrooms, making it a great option for families or those in need of extra space. The main floor boasts hardwood flooring throughout, creating a warm and inviting atmosphere. A bright living room with large windows allows for plenty of natural light. The well-appointed kitchen and dining area provide ample space for meals and gatherings, with direct access to the deck through the dining room—perfect for outdoor entertaining. Three bedrooms are located on the main level, including a primary suite with a private three-piece ensuite. A four-piece bathroom completes this level. Downstairs, the fully developed basement offers a spacious family room with a cozy fireplace, ideal for relaxing or hosting guests. Two additional bedrooms provide extra accommodation options, while a four-piece bathroom adds convenience. A generously sized laundry room offers plenty of space for storage and household needs. Outside, the backyard is a suitable size for various activities, whether it's gardening, play, or simply enjoying the fresh air. The property also includes a double attached garage, providing secure parking and additional storage space. Located in a quiet cul-de-sac, this home is close to schools, parks, shopping, and other amenities, making it a fantastic opportunity for buyers looking for a well-designed and functional home. Contact your favourite REALTOR® today!