

# \$490,000 - 97 Mt Rundle Boulevard W, Lethbridge

MLS® #A2214701

## \$490,000

4 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.17 Acres

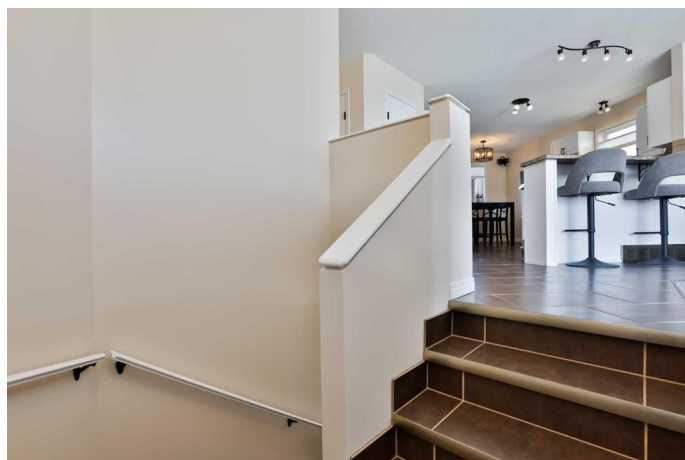
Mountain Heights, Lethbridge, Alberta

Beautiful Bungalow on a Spacious Corner Lot with Impressive Parking & Upgrades! Welcome to this beautifully maintained bungalow situated on a large corner lot, offering an exceptional blend of space, functionality, and thoughtful updates throughout. Whether you're a growing family, a hobbyist, or someone who simply loves room to spread out—this home has it all. You'll be impressed by the abundance of parking options, including a 24' x 26' garage, a 60+ ft RV parking pad, and a versatile 18' x 12' shed/workshop—perfect for projects or extra storage.

Inside, the home offers 4 bedrooms and 3 full bathrooms, including a spacious primary suite featuring a stunning renovated ensuite with separate shower and tub, as well as a massive walk-in closet created by converting part of a former third bedroom. The kitchen has been beautifully updated with stainless steel appliances, including a down draft stove, and flows seamlessly into the living room—ideal for entertaining around the kitchen island/peninsula.

The fully developed basement includes two more bedrooms (one currently used as a gym), a stylishly renovated bathroom, and plenty of room for relaxation.

Step outside to your covered rear deck surrounded by cedar detailing, which leads to a luxurious Arctic Spa hot tub (negotiable)—the perfect place to unwind. Additional features include A/C, a newer water



tank, central vacuum, water filtration system at the kitchen sink, and an open-concept layout made even better by the removal of a dividing wall on the main floor.

This home is the total packageâ€”loaded with value, upgrades, and spaceâ€”ready for you to move in and enjoy!

Built in 1997

### Essential Information

MLS® #	A2214701
Price	\$490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,133
Acres	0.17
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	97 Mt Rundle Boulevard W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7J2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Open Floorplan
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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