

\$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

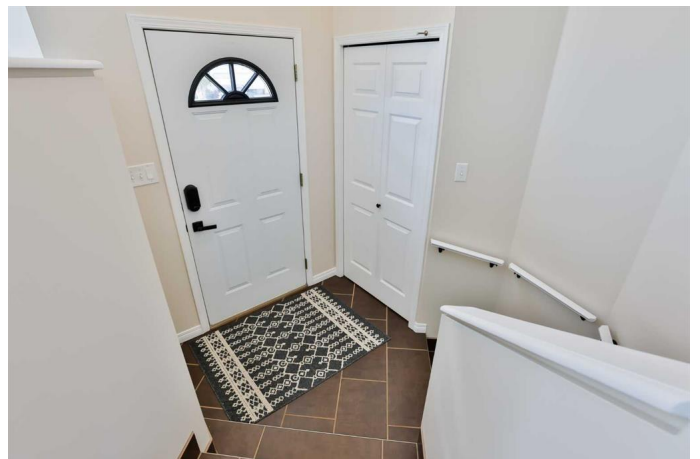
Mountain Heights, Lethbridge, Alberta

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 |
|-------------------|---|

| | |
|--------------|--|
| 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 |
| Zoning | R-L |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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