

\$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

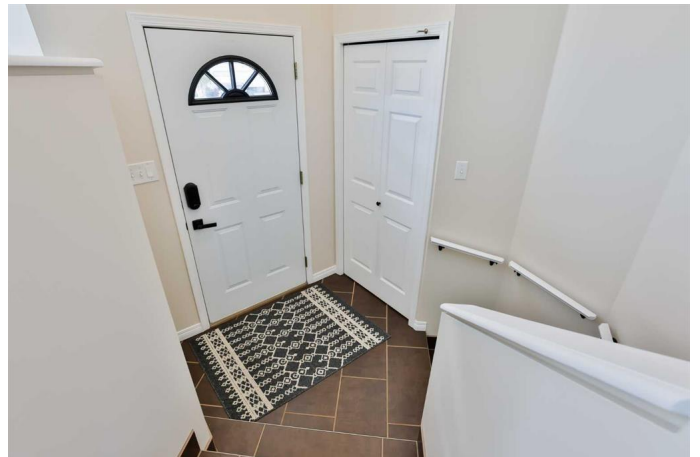
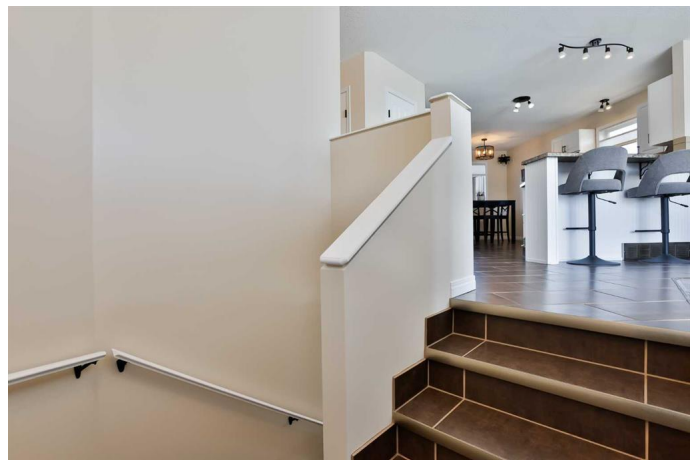
Mountain Heights, Lethbridge, Alberta

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	9
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
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