

# \$440,000 - 72 Mt Rundle Boulevard W, Lethbridge

MLS® #A2230272

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.10 Acres

Mountain Heights, Lethbridge, Alberta

Welcome to your new home in the desirable Mountain Meadows community on Lethbridge's west side! This beautifully updated property features 4 spacious bedrooms and 3 full bathrooms, including a primary suite with dual closets and a private 4-piece ensuite—your perfect retreat after a long day. The home has a fresh, bright feel throughout, thanks to brand-new flooring and a clean white modern design. The open-concept kitchen and dining area is built for both function and style, offering stainless steel appliances, a large pantry, and a lovely bay window that fills the space with natural light. Downstairs, enjoy a spacious family room with a wet bar, a generous laundry room, and plenty of space to gather or unwind. Step outside to a large back deck, ideal for entertaining or relaxing on warm evenings! The backyard features a unique gravel pit play area—perfect for kids to dig, explore, and let their imaginations run wild. There's also back alley access and a double attached garage for added convenience. And with central air-conditioning, you'll stay cool and comfortable all summer long! Located in a quiet, family-friendly neighborhood close to parks, schools, and all west side amenities, this move-in ready home is the perfect blend of style, comfort, and functionality! Call your REALTOR® and book your showing today!

Built in 1999



## Essential Information

MLS® #	A2230272
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,080
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	72 Mt Rundle Boulevard W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7J2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-L

### **Listing Details**

Listing Office	Grassroots Realty Group
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