



GRASSROOTS
REALTY GROUP

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**97 Mt Rundle Boulevard W
Lethbridge, Alberta**

MLS # A2214701



\$490,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,133 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Central Vacuum, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Downdraft stove (as is), basement fridge, water filtration system at kitchen sink, water cooler, shed

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 package—loaded with value, upgrades, and space—ready for you to move in and enjoy!