



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2230272**



**\$440,000**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, central AC

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!