



**GRASSROOTS**  
REALTY GROUP

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**167 Mt Rundle Road W  
Lethbridge, Alberta**

**MLS # A2237914**



**\$549,000**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Pantry, See Remarks, Storage

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

**Inclusions:** playhouse, garden shed

Spacious 5 Bedroom Home with Beautiful Backyard in Prime Location! This well-maintained 5-level split offers space, updates, and a fantastic yard—all in a convenient Lethbridge location near elementary and middle schools and a dog park. Inside, you'll find 5 spacious bedrooms, 4 full bathrooms, an office, and separate living and family rooms to fit your family's needs. The kitchen was renovated in 2021 with updated quartz countertops, backsplash, and stainless steel appliances, making it move-in ready for home cooks and entertainers alike. Step outside to a large, treed, and well-kept private backyard perfect for relaxing or hosting. Enjoy the pergola-covered upper deck for summer dining and a lower brick fire pit area for cozy evening gatherings. RV parking, off-street parking for 4 vehicles, a double attached garage, and 2 sheds add exceptional utility and storage. If you're looking for a spacious, updated home with a great yard in a family-friendly location, this property is a must-see.