



**GRASSROOTS**  
REALTY GROUP

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**199 Rocky Mountain Boulevard W  
Lethbridge, Alberta**

**MLS # A2243698**



**\$399,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Separate Entrance		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, AC

Welcome 199 Rocky Mountain! This stunning fully developed 2-story home offering 4 spacious bedrooms and 3 full bathrooms, thoughtfully renovated for modern living. Enjoy brand-new flooring and fresh paint throughout, creating a bright and inviting atmosphere. The updated kitchen boasts contemporary finishes, perfect for both everyday meals and entertaining. A brand new hot water tank ensures efficiency and peace of mind. Step outside onto the newly built deck – ideal for summer gatherings and relaxing evenings. Conveniently located directly across the street from a school and just steps from several parks, this home is perfect for families and outdoor enthusiasts. With a fully finished basement, there’s plenty of space for a home office, gym, or recreation area. This home truly checks all the boxes – move in and enjoy!