



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2263742**



**\$429,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Built in Vacuum Canister and Hose, Central Air Conditioning, Garage Opener and Remote, Basketball hoop and pole

Marvelous Kitchen Renovation! Thoughtfully designed family home that has had a significant amount of updates already done, but is still waiting for you to complete the final finishing touches. Let's start with the main event...the kitchen. Total re-do was carried out in 2024 including maple cabinetry, quartz countertops, soft close drawers, vinyl tile flooring, and stainless appliances. Both hot water tanks (yes there are two) and the A/C were replaced in around 2020. Additionally, the shingles were replaced in 2014. Lots of room for your people with 5 bedrooms (3 up and 2 down) and 3 bathrooms. Other thoughtful features to note would be the covered and sheltered deck; attached garage measuring 23 ft deep and 19 ft 4 inches wide (interior measurements) with exit door to yard and 10 and half foot ceilings; big basement windows, and a convenient computer or fitness nook; a spacious primary bedroom, and a huge 5th bedroom down. This property has a nice sized lot, backs onto a greenspace/walking path, and is located at the edge of a cul-de-sac, close to schools and parks. Now is the perfect time to act for a possession date before Christmas!