



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2264578



\$529,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Storage		

Inclusions:	Shed, playhouse		
--------------------	-----------------	--	--

Looking for more room for all of your peeps? Spacious 5 Bedroom Home with Beautiful Backyard in a Prime Location! This well-maintained and hard to find 5-level split offers a total living space of over 2661 sq ft! There are numerous updates, and a fantastic yard—all in a convenient Lethbridge location, and super close to elementary and middle schools and a great dog park for your fur babies. Inside, you’ll find 5 spacious bedrooms, 4 full bathrooms, an office, and separate living and family room 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 accessible from a paved back alley, 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.