



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

MLS # A2289593



\$479,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,156 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Fridge (downstairs), Window Coverings, Garage Door Opener & Remote, 2 movable sheds (where-is)

Welcome to 122 Mt Rundle Road W, a well-maintained 4-level split offering 5 bedrooms and 3 bathrooms in a functional layout designed for family living. The main floor features a bright living room, dining area, and kitchen with direct access to the spacious back deck and family-friendly backyard. Upstairs, you'll find a 4-piece main bathroom, the primary bedroom complete with a 3-piece ensuite, and two additional bedrooms. The lower level offers a comfortable family room, a spacious 4th bedroom, and another 4-pc bathroom, perfect for guests or extended family. The basement is partially finished and includes a fifth bedroom, as well as a utility and laundry area. Located on a unique lot with walking and bike paths along both the side and rear of the property, this home offers added privacy and exceptional outdoor access. The back gate leads directly to parks, schools, and Sunridge Lake. You are also close to Riverstone Dog Park, Sunridge Park, and Mount Blakiston Park, along with nearby shopping and amenities. A double attached garage adds convenience and storage, while the large deck and nicely sized yard provide excellent outdoor living space. With its practical layout, ideal family setup, and unbeatable access to pathways and parks, 122 Mt Rundle Road W offers a comfortable and well-located place to call home. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.