



**22 Mt Royal Place W  
Lethbridge, Alberta**

**MLS # A2161583**



**\$549,900**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Lawn, Landscaped, Street Lighting, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Dry Bar, Quartz Counters, See Remarks, Wet Bar		

**Inclusions:** Fridge, Built-In Stove, Dishwasher, Built-In Oven, Hot Tub, U/G Sprinklers, Garage Door Opener and Remote, Heater In Garage, Gas Stove in Basement, Central Vacuum and All Attachments, All Blinds and Window Coverings, Gas Fire Pit, 3 Door Shed, Washer, Dryer

This charming bungalow, meticulously maintained and lovingly cared for, is set on a generous lot that offers plenty of space for your family to grow. As you step inside, you'll be welcomed by an inviting atmosphere, with the main floor boasting a formal living room ideal for hosting guests. This space flows seamlessly into the dining room and a large kitchen, which features abundant counter space, ample storage, and a cozy breakfast nook. Adjacent to the kitchen, a family room awaits, complete with a corner fireplace, built-in storage, and a wet bar—perfect for relaxed evenings. Down the hall, you'll find three comfortable bedrooms, a full bathroom, and a convenient laundry area. The spacious primary bedroom is a true retreat, featuring an ensuite bathroom and a walk-in closet. The lower level offers even more room to unwind, with a sprawling rec room equipped with a bar area, making it the ideal spot for family gatherings or entertaining friends. Additionally, the basement includes a massive storage room and a versatile office that could serve as a craft room or workshop. The true gem of this property is the backyard. Step outside onto the expansive deck, where you'll be surrounded by mature trees, beautiful garden beds, and a patio area complete with a hot tub—your own private oasis. Plus, with its prime location just two blocks from Nicholas Sheran Park, this home offers the perfect blend of comfort, convenience, and outdoor enjoyment.