



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

MLS # A2166331



\$459,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,142 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, A/C, Underground Sprinklers

This freshly updated 4-level split is the perfect blend of style and comfort! Featuring 3 bedrooms on the upper level and a 4th bedroom on the lower level, this home offers ample space for your family. With 3 bathrooms, including a private en-suite, you'll enjoy convenience and privacy. The layout boasts 3 distinct living areas, ideal for entertaining or simply relaxing. Outside, you'll find a spacious, treed lot with plenty of seating areas, perfect for enjoying an evening on the patio. Located in a friendly, mature west-side neighbourhood, this home is close to schools and all amenities. Plus, the double attached garage adds extra convenience. Don't miss out on this adorable home that combines modern touches with timeless charm!