



GRASSROOTS
REALTY GROUP

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**19 Mt Rundle Way W
Lethbridge, Alberta**

MLS # A2202522



\$445,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,173 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: stove, refrigerator, dishwasher, washer and dryer, central vac is roughed in but not hooked up.

Visit REALTOR® website for additional information. Family friendly bungalow that backs onto the Dr Gerald B Probe Elementary school. Welcome to 19 Mt. Rundle Way W! This charming 4-bedroom, 3-bathroom home is located in a quiet neighborhood, close to schools. The open-concept main floor features a sunken living room with high ceilings, a well-laid-out kitchen, and a dining room with ample natural light. The primary bedroom has an en-suite and walk-in closet. Enjoy a fully finished basement with a large family room, bedroom, and bath. The fenced backyard, garden space, and rear deck offer tranquility. Freshly painted throughout!