



**191 Rocky Mountain Boulevard W
Lethbridge, Alberta**

MLS # A2206019



\$350,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	965 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: See Appliances.

Fantastic Opportunity to get in to a detached home in the Mountain Heights neighbourhood of West Lethbridge! Home is in a great location right across the street from an elementary school, park, and playground! Current owners have made updates to this property in the last 5 years, including flooring, appliances, main bathroom reno, basement bathroom vanity and toilet, replaced furnace, deck repairs, and replaced the poly-b piping in the house! They also just installed brand new quartz counters in the kitchen(March 2025)! Home is a 3-level split design with welcoming entry and living room with high ceilings that makes it feel grand. Upper main level has dining room, kitchen, and door to deck out back. There are also 2 bedrooms and a full bathroom on this level. Basement is fully developed with good size family room, a 3rd bedroom, a 3 piece bathroom with shower, and utility room with laundry. There is tons of storage in the 14x17 crawl space accessed from the basement. Home has convenience of central a/c to keep cool in the summer. Yard is fenced and landscaped and there is parking for a vehicle on a driveway out front!