

72 Mt Rundle Boulevard W
Lethbridge, Alberta

MLS # A2230272



\$440,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, central AC

Welcome to your new home in the desirable Mountain Meadows community on Lethbridge's west side! This beautifully updated property features 4 spacious bedrooms and 3 full bathrooms, including a primary suite with dual closets and a private 4-piece ensuite—your perfect retreat after a long day. The home has a fresh, bright feel throughout, thanks to brand-new flooring and a clean white modern design. The open-concept kitchen and dining area is built for both function and style, offering stainless steel appliances, a large pantry, and a lovely bay window that fills the space with natural light. Downstairs, enjoy a spacious family room with a wet bar, a generous laundry room, and plenty of space to gather or unwind. Step outside to a large back deck, ideal for entertaining or relaxing on warm evenings! The backyard features a unique gravel pit play area—perfect for kids to dig, explore, and let their imaginations run wild. There's also back alley access and a double attached garage for added convenience. And with central air-conditioning, you'll stay cool and comfortable all summer long! Located in a quiet, family-friendly neighborhood close to parks, schools, and all west side amenities, this move-in ready home is the perfect blend of style, comfort, and functionality! Call your REALTOR® and book your showing today!