

199 Rocky Mountain Boulevard W Lethbridge, Alberta

MLS # A2243698



\$399,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, AC

Welcome 199 Rocky Mountain! This stunning fully developed 2-story home offering 4 spacious bedrooms and 3 full bathrooms, thoughtfully renovated for modern living. Enjoy brand-new flooring and fresh paint throughout, creating a bright and inviting atmosphere. The updated kitchen boasts contemporary finishes, perfect for both everyday meals and entertaining. A brand new hot water tank ensures efficiency and peace of mind. Step outside onto the newly built deck — ideal for summer gatherings and relaxing evenings. Conveniently located directly across the street from a school and just steps from several parks, this home is perfect for families and outdoor enthusiasts. With a fully finished basement, there's plenty of space for a home office, gym, or recreation area. This home truly checks all the boxes — move in and enjoy!