

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

MLS # A2263742



\$429,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

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

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Built in Vacuum Canister and Hose, Central Air Conditioning, Garage Opener and Remote, Basketball hoop and pole

Marvelous Kitchen Renovation! Thoughtfully designed family home that has had a significant amount of updates already done, but is still waiting for you to complete the final finishing touches. Let's start with the main event...the kitchen. Total re-do was carried out in 2024 including maple cabinetry, quartz countertops, soft close drawers, vinyl tile flooring, and stainless appliances. Both hot water tanks (yes there are two) and the A/C were replaced in around 2020. Additionally, the shingles were replaced in 2014. Lots of room for your people with 5 bedrooms (3 up and 2 down) and 3 bathrooms. Other thoughtful features to note would be the covered and sheltered deck; attached garage measuring 23 ft deep and 19 ft 4 inches wide (interior measurements) with exit door to yard and 10 and half foot ceilings; big basement windows, and a convenient computer or fitness nook; a spacious primary bedroom, and a huge 5th bedroom down. This property has a nice sized lot, backs onto a greenspace/walking path, and is located at the edge of a cul-de-sac, close to schools and parks. Now is the perfect time to act for a possession date before Christmas!