

**73 Mt Rundle Boulevard W  
Lethbridge, Alberta**

**MLS # A2307189**



**\$435,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Mountain Heights                |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | Bungalow                        |               |                   |
| <b>Size:</b>     | 1,018 sq.ft.                    | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Fruit Trees/Shrub(s) |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Vinyl Plank                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame                           | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Granite Counters, Sump Pump(s) |                   |     |

**Inclusions:** N/A

Welcome to 73 Mount Rundle Boulevard W, a beautifully maintained 4-bedroom, 2-bathroom family home perfectly situated in one of West Lethbridge's most desirable neighbourhoods—just steps from Dr. Gerald B. Probe Elementary School, located at 120 Rocky Mountain Blvd W, making school drop-offs and family living incredibly convenient. This inviting home offers the perfect blend of comfort, functionality, and space for a growing family. Inside, you'll find a bright and welcoming layout featuring elegant granite countertops, plenty of cabinetry, and all the amenities you need for everyday living. With 4 spacious bedrooms and 2 full bathrooms, there is room for everyone to enjoy. The fully developed basement boasts an oversized family room—ideal for movie nights, entertaining, kids' play space, or a home gym—along with a dedicated laundry room for added convenience. Additional features include central vacuum, generous storage, and thoughtful finishes throughout. Step outside to enjoy a great-sized private backyard filled with mature apple trees, lush shrubs, and plenty of room to relax, garden, or host summer gatherings. Located almost directly across from a school and close to parks, playgrounds, and all Westside amenities, this is the kind of home that checks all the boxes for family living.