

**15 Mt Rundle Place W  
Lethbridge, Alberta**

**MLS # A2313382**



**\$479,900**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, microwave, dishwasher, blinds/window hanging, A/C, bar in basement (As is), security system, garage fridge, shed, washer/dryer, patio couch, patio chairs (x2), propane firepit, planter boxes x3, barrel planter boxes (x4), patio lights

Welcome to 15 Mt. Rundle Place West, a rare find tucked away in a quiet, established cul-de-sac. While the surrounding neighbourhood dates back to the 90s, this home was completely rebuilt from the foundation up in 2006. Including even more updates like the A/C (2008), hot water tank (2025), and roof (2013). You get the peace of mind of updated framing, insulation, wiring, plumbing, and modern finishes, all while enjoying a large, mature yard. Step inside the functional split-level design to find a spacious, light-filled living room that flows into the walk-through kitchen. Perfect for hosting, the kitchen offers a direct view of the expansive, wraparound yard from the sink, while the dining space opens onto a massive rear deck for indoor/outdoor living. This main level features three bedrooms, including a primary suite with a walk-in closet and a private 4-piece ensuite, alongside an additional 4-piece main bathroom. Downstairs, the fully developed lower level maximizes every square inch, bringing the home's total living space to be over 2,000 sq. ft. This level hosts a large second family room, two additional bedrooms, and a third full bathroom. An ideal layout. Complete with an attached double garage and a prime location close to schools, parks, and amenities, this property offers updated comfort with the charm of a mature neighbourhood. Schedule your private tour today!