



GRASSROOTS
REALTY GROUP

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204 Mt Rundle Road W
Lethbridge, Alberta

MLS # A2335240



\$449,900

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: See appliances.

Good size 3 bedroom, 3 bathroom bi-level in Mountain Heights tucked away on a cul-de-sac with a large backyard to roam and play! Welcoming entry with door to attached double garage. Four steps up to the main floor that features laminate flooring throughout. Main living room has big windows for plenty of natural light. Kitchen is a good size with full appliance package. Dining room has door to partially covered deck out back. Main floor also has 3 bedrooms including primary with full ensuite. A second full bathroom completes the main. Basement is fully developed with new vinyl plank flooring. There is a large family room that features a gas fireplace. There is also a large rec/games room that could be made into a 4th bedroom with one wall. The basement also has an office/nook area and another full bathroom. Utility room houses the laundry. Yard is HUGE and fenced and features a patio and boardwalk deck. Plenty of space for the whole family!