

\$440,000 - 72 Mt Rundle Boulevard W, Lethbridge

MLS® #A2230272

\$440,000

4 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.10 Acres

Mountain Heights, Lethbridge, Alberta

Welcome to your new home in the desirable Mountain Meadows community on Lethbridge's west side! This beautifully updated property features 4 spacious bedrooms and 3 full bathrooms, including a primary suite with dual closets and a private 4-piece ensuite—your perfect retreat after a long day. The home has a fresh, bright feel throughout, thanks to brand-new flooring and a clean white modern design. The open-concept kitchen and dining area is built for both function and style, offering stainless steel appliances, a large pantry, and a lovely bay window that fills the space with natural light. Downstairs, enjoy a spacious family room with a wet bar, a generous laundry room, and plenty of space to gather or unwind. Step outside to a large back deck, ideal for entertaining or relaxing on warm evenings! The backyard features a unique gravel pit play area—perfect for kids to dig, explore, and let their imaginations run wild. There's also back alley access and a double attached garage for added convenience. And with central air-conditioning, you'll stay cool and comfortable all summer long! Located in a quiet, family-friendly neighborhood close to parks, schools, and all west side amenities, this move-in ready home is the perfect blend of style, comfort, and functionality! Call your REALTOR® and book your showing today!

Built in 1999



Essential Information

MLS® #	A2230272
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,080
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	72 Mt Rundle Boulevard W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7J2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	2
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.