

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

**MLS # A2218266**



**\$450,000**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind		

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

**Inclusions:** Central vac + attachments, 2 x TV mounts, underground sprinklers

This Mountain Heights home is an elevated bi-level with no rear neighbours! This 5 bed, 3 (full) bath home has been thoughtfully cared for over the years and includes custom built-ins, a cozy gas fireplace and a covered deck. The main floor greets you with a living room with feature wall, eat-in kitchen, 3 bedrooms, a 4-piece shared bathroom and a 4 piece ensuite! The basement has a well sized family room, complete with custom built-in book shelves that surround a gas fireplace - the best spot to enjoy movie nights now! There's 2 more bedrooms downstairs along with another full bathroom! The east facing backyard enjoys a walking path behind it, a patio and lots of lawn to enjoy.