

# \$350,000 - 191 Rocky Mountain Boulevard W, Lethbridge

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MLS® #A2206019

**\$350,000**

3 Bedroom, 2.00 Bathroom, 965 sqft  
Residential on 0.10 Acres

Mountain Heights, Lethbridge, Alberta

Fantastic Opportunity to get in to a detached home in the Mountain Heights neighbourhood of West Lethbridge! Home is in a great location right across the street from an elementary school, park, and playground! Current owners have made updates to this property in the last 5 years, including flooring, appliances, main bathroom reno, basement bathroom vanity and toilet, replaced furnace, deck repairs, and replaced the poly-b piping in the house! They also just installed brand new quartz counters in the kitchen(March 2025)! Home is a 3-level split design with welcoming entry and living room with high ceilings that makes it feel grand. Upper main level has dining room, kitchen, and door to deck out back. There are also 2 bedrooms and a full bathroom on this level. Basement is fully developed with good size family room, a 3rd bedroom, a 3 piece bathroom with shower, and utility room with laundry. There is tons of storage in the 14x17 crawl space accessed from the basement. Home has convenience of central a/c to keep cool in the summer. Yard is fenced and landscaped and there is parking for a vehicle on a driveway out front!

Built in 1990

## Essential Information

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Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	191 Rocky Mountain Boulevard W
Subdivision	Mountain Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6S4

### **Amenities**

Parking Spaces	1
Parking	Off Street

### **Interior**

Interior Features	Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## **Additional Information**

Date Listed            March 26th, 2025  
Days on Market      7  
Zoning                 R-CM

## **Listing Details**

Listing Office         REAL BROKER

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