

# \$399,900 - 199 Rocky Mountain Boulevard W, Lethbridge

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MLS® #A2243698

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,317 sqft  
Residential on 0.08 Acres

Mountain Heights, Lethbridge, Alberta

Welcome 199 Rocky Mountain! This stunning fully developed 2-story home offering 4 spacious bedrooms and 3 full bathrooms, thoughtfully renovated for modern living. Enjoy brand-new flooring and fresh paint throughout, creating a bright and inviting atmosphere. The updated kitchen boasts contemporary finishes, perfect for both everyday meals and entertaining. A brand new hot water tank ensures efficiency and peace of mind. Step outside onto the newly built deck – ideal for summer gatherings and relaxing evenings.

Conveniently located directly across the street from a school and just steps from several parks, this home is perfect for families and outdoor enthusiasts. With a fully finished basement, there's plenty of space for a home office, gym, or recreation area.

This home truly checks all the boxes – move in and enjoy!

Built in 1992

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2243698  |
| Price      | \$399,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,317       |
| Acres          | 0.08        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 199 Rocky Mountain Boulevard |
| Subdivision | Mountain Heights             |
| City        | Lethbridge                   |
| County      | Lethbridge                   |
| Province    | Alberta                      |
| Postal Code | T1K 6Z4                      |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

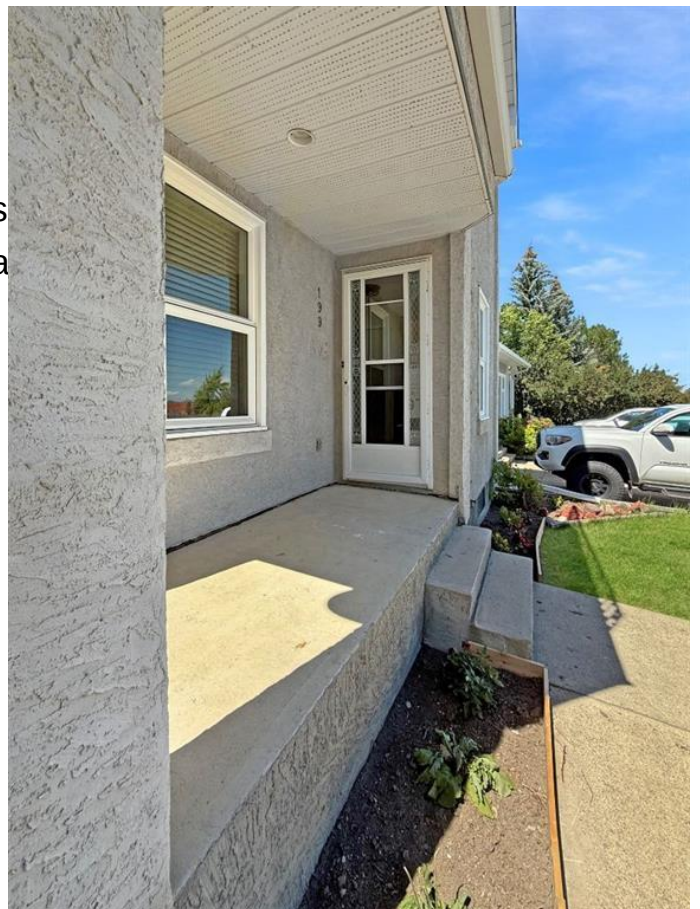
|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks     |
| Appliances        | Dishwasher, Dryer, Refrigerator |
| Heating           | Forced Air                      |
| Cooling           | Central Air                     |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco                |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 6               |



|                        |             |
|------------------------|-------------|
| Zoning                 | R-CM        |
| <b>Listing Details</b> |             |
| Listing Office         | REAL BROKER |

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