



**86 Riverstone Boulevard W
Lethbridge, Alberta**

MLS # A2322543



\$519,900

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|------------------|--|---------------|-------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,449 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wood Counters | | |

Inclusions: Fridge, stove, OTR microwave, dishwasher, garburator, washer, dryer, window coverings, garage door opener and remote(s), living room couch and reclining chair, basement hide-a-bed, TV and TV wall mount

Welcome to Riverstone, one of West Lethbridge's most sought-after communities! Surrounded by beautiful green spaces, parks, walking paths, and an incredible off-leash dog park, this location offers an exceptional lifestyle while being just minutes from the University of Lethbridge, grocery stores, gas stations, restaurants, shopping, and countless other amenities. This truly one-of-a-kind home stands out from the crowd with its unique character and charm, offering so much more than your typical cookie-cutter property. From the inviting exterior and large front porch to the thoughtfully designed interior, pride of ownership is evident throughout. The main floor features a warm and welcoming living room highlighted by a cozy natural gas fireplace, creating the perfect space to relax and unwind. The functional kitchen is designed for everyday living and entertaining alike, complete with an island, pantry, and an abundance of cabinetry for all your storage needs. A convenient 2-piece bathroom rounds out the main level. Upstairs, you'll find two spacious bedrooms, a full bathroom, and the added convenience of an upper-floor laundry room. The fully developed basement provides even more living space with a comfortable family room, a large third bedroom, another full bathroom, and an impressive amount of storage space. Outside, the large double detached garage offers plenty of room for vehicles, hobbies, tools, and toys, making it an ideal setup for those who need extra workspace and storage. Meticulous maintenance throughout the years, allowing the next owner to move in with confidence. Whether you're a first-time home buyer, young couple, growing family, or someone searching for an affordable home with exceptional garage space, this property checks all the boxes. Don't miss your opportunity to own this fantastic Riverstone home—call your

REALTOR®; today and book your private showing!