



GRASSROOTS
REALTY GROUP

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**19 Riverland Close W
Lethbridge, Alberta**

MLS # A2330094



\$699,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,971 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: fridge in basement, 2x tv wall mounts, work bench and matching shelves, garage door opener + remote

Welcome to Riverstone, one of Lethbridge's most desirable communities! This beautifully maintained, fully developed home offers an exceptional combination of space, quality, and thoughtful updates. The bright, open concept main floor is designed for both everyday living and entertaining. The spacious kitchen features granite countertops, a large quartz island, newer stainless steel appliances, and plenty of cabinetry, all overlooking the inviting living room with a cozy gas fireplace. Main floor laundry adds everyday convenience. Upstairs, you'll find three bedrooms, including a spacious primary suite complete with a walk-in closet and a private 3 piece ensuite. The oversized bonus room above the garage provides the perfect space for family movie nights, or a playroom perfect for mini stick. The fully finished basement expands your living space with a comfortable family room featuring a second gas fireplace, plus an oversized storage room that offers plenty of room for extra storage. Outside, you'll love the fully landscaped yard complete with underground sprinklers, permanent exterior holiday lighting, an exterior hot water tap, BBQ gas hook up, and a double attached garage. Interior paint (approximately three years ago) gives the home a fresh, bright look while the kitchen appliances and washer and dryer have all been updated within the last few years. Situated in the heart of Riverstone, you're just minutes from parks, scenic walking paths, schools, and a great little fishing pond. This move in ready home combines comfort, style, and an unbeatable location, making it one you won't want to miss!