



GRASSROOTS
REALTY GROUP

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86 Riverstone Boulevard W
Lethbridge, Alberta

MLS # A2330286



\$519,900

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, Standard Shaped Lot		

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:	Breakfast Bar, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Upstairs Couch and Recliner, Downstairs Couch, Patio Furniture, TV and Wall Mount in Basement

Welcome to the beautiful neighbourhood of Riverstone. This spacious 2 storey home has so much character and so many unique features that you have to see for yourself! From the moment you walk up to the property, you will see the curb appeal of custom, low maintenance front landscaping and a beautiful front porch. A detached garage, RV parking space, private deck with pergola and bbq hookups and a well laid out yard complete the exterior of this home. Inside continues to be a show stopper. As you walk through the front door you are greeted by an open entry and comfortable living room with gas fireplace for those cozy winter days, opening into the dining room space and well appointed bright kitchen. Bright is the word that best describes many of the spaces in this home with plenty of natural light and the room you need to grow. Upstairs are 2 large bedrooms and an actual laundry room, not just a laundry closet like so many homes these days. The basement continues the beauty and function with 2 family room spaces and a bedroom with ensuite. The feeling in this home is warm and inviting, you need to see it to really know for yourself! Some of the furniture can be included with the sale, making your move even easier. Pride of ownership and meticulous maintenance means you can move in and start living! Don't wait, come take a closer look today!