



GRASSROOTS
REALTY GROUP

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250 Riverstone Boulevard W
Lethbridge, Alberta

MLS # A2330893



\$699,000

Division:	Riverstone		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,892 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks		

Inclusions: stove, OTR Microwave hood fan, dishwasher, fridge, washer and dryer, beverage fridge in lower level, A/C, window coverings as viewed, garage door opener and 2 remotes, UG sprinklers, vacuflow and attachments, garage heated.

Welcome to this exceptional custom-built family home in the sought-after Riverstone community, where quality craftsmanship, thoughtful design, and timeless finishes create a home you'll be proud to own. Offering 5 spacious bedrooms and an outstanding floor plan, this beautifully maintained property is designed for comfortable family living and effortless entertaining. From the moment you step inside, you'll appreciate the stunning custom cabinetry and unique built-in woodwork showcased throughout, reflecting exceptional attention to detail. The heart of the home is the beautifully appointed kitchen featuring rich granite countertops, showcase display cabinetry, abundant storage, and newer upgraded appliances—perfect main and lower fully finished great space for entertaining or enjoying everyday family life. The private primary suite occupies its own level, creating a true retreat complete with a walk-in closet and a luxurious 5-piece ensuite. Four additional generously sized bedrooms provide space for family, guests, or a home office. The heated rear attached garage is finished with custom built-in cabinetry, offering exceptional organization and storage. Outside, the beautifully landscaped yard, with underground sprinklers, is designed to be enjoyed year-round, highlighted by a large covered deck with a glass privacy wall—the perfect setting for relaxing or entertaining in every season. Located in one of West Lethbridge's most desirable neighbourhoods, Riverstone is known for its abundance of parks, playgrounds, schools, and scenic walking and cycling pathways. You'll love being just minutes from the University of Lethbridge, shopping, restaurants, recreation facilities, and everyday amenities while enjoying the peaceful surroundings and strong sense of community. Combining exceptional craftsmanship, premium features, and an unbeatable location, this

is a rare opportunity to own a truly one-of-a-kind family home.