



GRASSROOTS
REALTY GROUP

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**215 Grand River Boulevard W
Lethbridge, Alberta**

MLS # A2331315



\$519,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Driveway, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to this beautifully maintained bungalow in the heart of Riverstone, one of Lethbridge's most desirable neighbourhoods. Offering 1,183sq. ft. above grade plus a fully finished basement, this home provides the perfect combination of comfort, functionality, and space for every stage of life. The bright, open main floor is designed for everyday living and entertaining, featuring a welcoming living area, a functional mudroom with convenient main-floor laundry, two spacious bedrooms, including a primary suite with its own private ensuite, and an additional full bathroom for family and guests. Central air conditioning and an Ecobee smart thermostat ensure year-round comfort. The fully finished basement expands your living space with a large family room anchored by a cozy gas fireplace, a very large third bedroom, a full bathroom, and rough-in plumbing for a future wet bar—offering endless possibilities for entertaining, hosting guests, or creating the perfect family retreat. Step outside to a fully fenced backyard featuring a spacious deck and newly planted fruit trees, providing an inviting space to relax or enjoy summer evenings. The double attached garage and generous driveway offer plenty of room for vehicles, storage, and everyday convenience. Located just moments from parks, walking paths, schools, and the many amenities that make Riverstone one of Lethbridge's most sought-after communities, this move-in-ready home offers an exceptional opportunity to enjoy a fantastic neighbourhood and a home you'll be proud to call your own.