



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2351917

\$512,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,170 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, P		

Heating:	Forced Air, Natural Gas	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:	Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Check out this 4 bedroom, 3 bathroom, fully developed home located in the popular Riverstone subdivision. The open floor plan is ideal, and one cannot help notice all the natural light that streams inside. One of the features is the awesome Primary bedroom. This room will fit the largest of furniture, has walk in closet and the ensuite is amazing with double vanities, soaker tub and clear glass walk in shower. Definitely a nice perk at the end of the day. This is just the right layout for the family starting with young children and graduating to the basement as they age, or the professional or retired couple with an easy & manageable yard to enjoy some outdoor space, perhaps a little gardening and even a designated spot for the family dog. Every teen would love the spacious downstairs bedrooms as they both have walk in closets. The insulated, drywalled double attached garage to the back of the house allows the front of the house to be showcased with a welcoming front veranda to sit and enjoy the tree lined street appeal of Grand River Blvd. This home is located steps from the fishing pond, park and elementary school. Riverstone is a great subdivision for ease of many close by amenities and easy access in and out of the subdivision. Well maintained this home shows pride of ownership.. You will love the garage floor treatment and if you have a trailer, the 20' x 30' long driveway in the back would be very handy. Great neighbours and neighbourhood is waiting for you here!!