



**GRASSROOTS**  
REALTY GROUP

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**70 Riverstone Boulevard W  
Lethbridge, Alberta**

**MLS # A2229906**



**\$490,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

LOOK NO FURTHER!!! This well-designed family home ticks all the boxes. You will be impressed as soon as you see the front of the home. There is a spacious and inviting front porch. You enter into a large Living room filled with natural light. Around the corner is the large bright Kitchen and Dining room. Check out these Kitchen appliances featuring quality stainless steel ,including a side-by-side Kitchen Aid refrigerator, induction stove, and dishwasher. Adjacent is a pantry offering plenty of storage. The main floor also has a 2-pc Bath, Mud room, and laundry room off the back of the home. Upstairs are all 3 Bedrooms. The primary has a 3-pc ensuite and walk-in closet. Downstairs is a huge Family Room , bedroom ,and plenty of storage. Step out to the backyard ,spacious, fully landscaped with underground sprinklers. It offers a private oasis with a two-tired deck for dining and entertaining. There is a double car detached garage that fully wired, insulated, and heated. Don't Miss Out on the Well-Maintained Home in a Fantastic Neighbourhood!