



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2244045**



**\$489,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Smart Home		

**Inclusions:** Shed, Wood Shelving in Garage, 3Pergolas, .

Welcome to this spacious 5-bedroom, 3-bathroom home nestled in the sought-after Riverstone subdivision, just minutes from schools, parks, and the University of Lethbridge. Situated on a large corner lot with a private, treed backyard, this home offers both space and serenity. In 2025, the kitchen was fully renovated with stunning quartz countertops, premium cabinetry, and brand-new stainless steel appliances. The main level bathrooms also received thoughtful upgrades, including quartz vanities and humidity-sensing fans. Smart home features abound with Nest smart smoke and CO2 detectors, Nest doorbell with camera, and smart switches throughout. Enjoy a bright, open floorplan with generously sized bedrooms, a smart premium fridge, plus a new smart washer and dryer (2023). This is modern living in one of Lethbridge's most desirable neighborhoods. Don't miss your chance to own this upgraded gem—move-in ready and built to impress. Contact your favorite real estate agent today to book a private viewing!