



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

**MLS # A2288701**



**\$620,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Creek/River/Stream/Pond, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Sump Pump(s)		

**Inclusions:** None

Welcome to this beautifully maintained bi-level home located in the highly desirable Riverstone subdivision. Offering the perfect blend of comfort and functionality, this home is ideal for families and those who love to entertain. Step inside to a bright, open-concept main floor featuring a spacious kitchen, dining, and living area, perfect for gatherings and everyday living. Cozy up with the convenience of a fireplace on both the main floor and lower level. This home offers 4 bedrooms (2 up, 2 down) and 3 bathrooms, including a generous primary suite complete with a 5-piece ensuite. The fully developed lower level features a large family room, 2 more bedrooms and dedicated office space, perfect for working from home or relaxing with family. This home also has a built-in vacuum system and water softener. Enjoy an extra-large, heated rear-attached garage, plus two additional parking spaces for added convenience. The front yard showcases a stunning waterfall feature (professionally maintained annually), while the backyard offers a mature, fully developed space complete with deck storage, perfect for outdoor living. Enjoy your summer nights inside with the air conditioning or on the front verandah or back deck enjoying the sound of the water falls. This move-in ready home offers space, style, and a prime location &mdash; don't miss your opportunity to make it yours! Book your private showing today.