



**90 Riverstone Boulevard W
Lethbridge, Alberta**

MLS # A2146335



\$460,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub		

Inclusions: Large china cabinet in basement. Security system stays, buyer to sign their own contract.

YOU will love living in Riverstone—a community that sets a new standard of refined quality for Lethbridge, with lush manicured parks, water features, and stunning natural coulee views. As you approach this home, you’ll first notice the immaculate landscaping, a theme that extends throughout the entire property, showcasing the definition of pride of ownership. This open, bright and sunny raised bungalow is perfectly located across the street from the green strip and just around the corner from St. Patrick’s Fine Arts Elementary School. The home boasts many recent updates, including new flooring, fresh paint, a modern kitchen with granite countertops, stainless steel appliances, updated faucets, contemporary light fixtures, stylish blinds, and even dimmer switches. The main floor features two large bedrooms, two full bathrooms, and a convenient laundry room just off the rear-attached and finished garage. Downstairs, you’ll find a spacious family room with a warm fireplace, a big bathroom with a jetted tub, a storage room, and another bedroom with a generous closet. Outdoor living is equally impressive with lush and colorful rear landscaping, a Trex deck, a newer concrete patio, and a charming wrap-around veranda that adds to the home’s great street appeal. Finding a great bungalow in such a sought-after neighborhood is rare. Don’t miss the opportunity to call this exceptional property in Riverstone your new home!