



**188 Riverstone Boulevard W
Lethbridge, Alberta**

MLS # A2157795



\$465,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,257 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this inviting bi-level home, located in the desired neighbourhood of Riverstone in West Lethbridge! As you walk up to the house, prepare to be greeted by a charming front porch, perfect for your morning coffee. Inside as you go upstairs, you'll find vaulted ceilings that enhance the spacious feel of the open-concept main level, where a large kitchen with an island seamlessly flows into the dining and living areas. Plenty of both cabinet and counter space await for the chef of the house. Cozy up by the gas fireplace in the living room or step out through the rear glass sliding door off the dining room to access the fully fenced backyard! The main level also includes a well-sized bedroom, a full bathroom, and a laundry room that conveniently leads to the attached garage at the rear of the home. Upstairs, the master suite provides a private retreat with a walk-in closet and a luxurious ensuite bathroom with dual sinks. The fully finished basement offers two additional bedrooms, another full bathroom, a large second living space and plenty of storage. Oh, and did I mention this home is equipped with central AC for those hot summer days? This property offers convenience and comfort with an attached double car garage and ample parking on the large driveway, accessible from the rear alley. This home is perfect for those seeking a comfortable and functional living space in a great community. Don't miss out, call your favorite agent today!