



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

MLS # A2176550



\$464,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,114 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Interior Lot, Street Lighting, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Skylight(s)		

Inclusions: Shed

Welcome to your dream home in the prestigious Riverstone Subdivision, just minutes from the University of Lethbridge. This stunning open-concept residence features an abundance of natural light, thanks to beautiful skylights and large windows that create an airy, inviting atmosphere. With 4 spacious bedrooms and 3 modern bathrooms including a jetted tub, this home is perfect for families of all sizes. The expansive family room, complete with a cozy fireplace, provides the ideal space for gatherings and relaxation. Enjoy the convenience of a large double car insulated garage, equipped with a gas line for heating, ensuring comfort in every season. The surrounding area offers a peaceful environment while still being close to essential amenities. Don't miss this opportunity to own a luxurious home in one of West Lethbridge's most sought-after neighborhoods. Contact your favorite real estate agent today to schedule a private viewing and experience this beautiful property for yourself!