



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

MLS # A2181870



\$700,000

Division:	Riverstone		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,255 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot, No Neighbours Behind, Landscaped, Street Lighting,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Open Floorplan, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Shed, RPR dated 2012

You won't need to win the lottery to get this dream home. This former prize home boasts 4 bedrooms and 3.5 bathrooms over 2255 sq.ft on a quiet corner lot in the sought after Riverstone Community. Situated perfectly to take full advantage of the stunning coulee views and river valley, including unobstructed views of the lights of south Lethbridge at night. Fully loaded with features including central A/C, central vac, underground sprinklers, fireplace, floor to ceiling windows, wainscoting, designer lighting, oak flooring, and chef-worthy kitchen complete with granite counters and gas stove. This home is the wow-factor on all three levels and finishes off with a beautifully landscaped, fully fenced yard and double attached garage. Don't miss out on this rare opportunity.