



**211 Riverstone Boulevard W  
Lethbridge, Alberta**

**MLS # A2211347**



**\$539,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Riverstone   |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,505 sq.ft.   | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped                       |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                    | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Walk-In Closet(s) |                   |     |

**Inclusions:** TV (downstairs), TV wall mount bracket (living room)

Welcome to this original owner home in Riverstone, located just minutes from the University of Lethbridge, coulees, walking paths, and so much more. Nestled in a quiet neighbourhood, this well-maintained home offers space, function, and comfort for its next owners. Inside, you'll find 4 bedrooms and 3 full bathrooms, including a private primary retreat on its own level featuring a 5-piece ensuite and walk-in closet. The main floor offers 2 bedrooms, a full bath, and an open-concept living room, dining area, and kitchen—ideal for family life and entertaining. Downstairs is bright and spacious with large windows, a generous family room and recreation space, the 4th bedroom, and another full bathroom—offering great flexibility for guests, teens, or a home office setup. Outside, enjoy the super cute front porch patio, a fully fenced backyard, RV parking, and a double attached garage for everyday convenience. This home has been well cared for and is ready for its next chapter. Take a look at the virtual tour and photos to see if this is the one you've been waiting for!