



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

199 Riverstone Boulevard W
Lethbridge, Alberta

MLS # A2177242



\$584,900

| | | | |
|------------------|--------------------------------------------------------|---------------|-------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,780 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Standard Shaped Lot | | |

| | | | |
|--------------------|-----------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, 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), Kitchen Island, Pantry, Walk-In Closet(s) | | |

Inclusions: Fridge, stove, dishwasher, OTR Microwave, window coverings, Central AC, U/G Sprinklers, GemStone Lights, Garage Heater

Welcome to 199 Riverstone Blvd West, a unique bi-level home that stands out as one-of-a-kind in Lethbridge! This residence, lovingly maintained by the original owners, offers an exceptional blend of style, functionality, and comfort. The highlight is the master suite, thoughtfully placed above the garage to create a private sanctuary complete with its own deck overlooking the stunning High Level Bridge—a view you won't want to miss! A lot of people walk into this house and say "Wow, I didn't realize how big it was!" Step inside to discover a bright, welcoming layout with three bedrooms on the main floor, complemented by two additional bedrooms in the fully developed basement, making this home perfect for families or hosting guests. The heart of this home is the back deck, capturing daytime sun and offering a cozy, private retreat for relaxation or entertaining. The basement boasts a large, versatile living area, ideal for movie nights, family gatherings, or a game room. Additional perks include central air conditioning, a heated double garage, and underground sprinklers for easy lawn maintenance. The owners even installed Gemstone lights to make your holiday decorating much easier! With amazing neighbors and a prime location in Riverstone, this is a rare opportunity to own a home that truly has it all. Don't miss out on making this beautiful property yours!