

**219 Riverstone Boulevard W  
Lethbridge, Alberta**

**MLS # A2204133**



**\$525,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<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>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Central Air Conditioner, Dishwasher, Microwave, Range Hood, Stove, Refrigerator, Washer and Dryer, All window coverings including curtains, rods and blinds, Garage Door Opener, Sump Pump, Gas Heater in Garage, TV Bracket, Shed

This bi-level home has a fantastic location in the desirable neighborhood of Riverstone, just a minute off of University Drive. This home has been well maintained and has had many updates, such as new flooring, baseboards, paint, and more! As you enter this home, you will find a large landing and a double closet, highlighted by a door with two sideline that lets in natural light to the area. You'll love the iron spindle railing throughout the house, making the space feel more open! The main living room also features a gas fireplace with a big, beautiful mantle that you will love to decorate. Three large windows overlook the front yard, again allowing plenty of light in. The vaulted ceilings throughout the main floor create an open-concept feel. Not only do the vaulted ceilings make the room spacious, but the two skylights over the kitchen also brighten the area! The cabinets have been freshened up, and dark granite countertops have been installed. Stainless steel appliances are included, and the dishwasher, stove, and washer and dryer have been replaced within the last year. The new laminate flooring extends throughout almost the entire home, except for areas where tile had been laid, providing consistency and continuity. There are three bedrooms in the home, including one on the main floor with a full bath, and a huge laundry room at the front of the home with a large window continuing the theme of light! Above the rear attached double garage, there is a desk area at the top of the stairs, again featuring vaulted ceilings, a walk-in closet, and a bright, beautiful ensuite. (Fantastic double black out blinds for those days you want to sleep in)The ensuite includes a makeup table, a three-foot shower, a water closet, double sinks, and a jetted soaker tub with three large windows, it's so bright in there you could wear shades! This home is equipped with air

conditioning and features a hot water tank that was replaced in January 2019. There are also great storage options, including a pantry, coat closet in the foyer, a double linen closet at the top of the stairs, storage above the washer and dryer, walk-in closets, storage under both sets of stairs, and a large mechanical room as well as a shed tucked between the house and the fence line. Off of the kitchen is a two-tier deck that leads down to a gravel pad where you could add a hot tub; electrical wiring is already run to this location. The backyard is fully fenced! There is an oversized rear attached garage with a gas furnace and a large parking pad in the back. The lower level has new flooring and includes a large living room, a bedroom, and a four-piece bath. Don't forget the bonus space down there, which could be an office or art room! Riverstone offers St. Patrick's Fine Arts Elementary School, tranquil walking paths, green spaces, and parks where you can spend quality time with your loved ones! If this home sounds like the one for you call your favourite REALTOR® today and book a showing!