



Anne French  
Your REALTOR®  
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226 Riverstone Boulevard W  
Lethbridge, Alberta

MLS # A2302215



**\$649,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,638 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings		

**Inclusions:** Built in cabinets downstairs, Projector and screen, Deep freeze

Show stopping curb appeal and a stunning front entry make an unforgettable first impression in this executive style bi level. From the moment you step inside you will feel the quality with custom premium woodworking and thoughtful design throughout. Featuring 4 bedrooms plus a bright front office and 3 bathrooms including a beautiful 5 piece ensuite this home blends everyday function with elevated style. The main level offers rich hardwood floors a cozy gas fireplace and a well appointed kitchen with gas cooktop along with convenient main floor laundry. The fully developed basement is an entertainers dream with a massive rec room custom bar and a dedicated media space with projector and screen. A rare rear attached double garage adds even more value to this truly one of a kind home that must be seen to be appreciated.