



Anne French  
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86 Riverstone Boulevard W  
Lethbridge, Alberta

MLS # A2304062



**\$540,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Separate Entrance, Sump Pump(s)		

**Inclusions:** Fridge, Stove, OTR Microwave, Dishwasher, Garburator, Washer, Dryer, Window Coverings, Garage Door Opener & Remote, Living Room Couch & Reclining Chair, Basement Hide-a-Bed, TV & TV Wall Mount

Welcome to 86 Riverstone Blvd W, a well-maintained 2-storey home offering bright, functional living spaces. With 3 bedrooms and 2.5 bathrooms, this home is ideal for families or anyone looking for a comfortable and versatile layout. The main floor features a spacious, sunlit living room with a fireplace, a dining area with access to the side deck, and a kitchen with white cabinetry, a long island that provides plenty of prep and seating space, and the sink has a garburator. There is also a convenient half bathroom and a second entry leading to the backyard and garage. Upstairs, you’ll find a generously sized primary bedroom complete with a loft area and walk-in closet, along with another large bedroom, a full 4-piece bathroom with a jetted tub, and a dedicated laundry room for added convenience. The basement adds valuable living space, including a family room, office area, utility room, and a 3rd bedroom with its own 3-pc ensuite bathroom. The oversized double garage is well-insulated and boarded, offering excellent space for parking, storage, or a workshop. The home is also equipped with hot tub electrical and a dedicated breaker already installed. Additional inclusions include the main floor couch & reclining chair, downstairs hide-a-bed, TV & TV wall mount, making this home even more move-in ready. Located in a desirable westside neighbourhood, this home is close to schools, playgrounds, walking paths, and the coulees, making it a great option for those who enjoy both convenience and outdoor living. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you’ll want to experience in full.