

**107 Riverland Close W
Lethbridge, Alberta**

MLS # A2341293



\$579,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,113 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: UG sprinklers, blinds, 3x tv mounts

Check out this modernized 4 bedroom, 3 bathroom home situated on a corner lot in the heart of Riverstone, steps away from coulee trails, walking and bike paths. Head in, and up to your bright and open main floor with skylight and vaulted ceilings. Here you have your kitchen with quartz countertops, updated backsplash and stainless steel appliances, dining with custom wall design and living room with cozy gas fireplace. Through the hall you will find a full bathroom, generous sized bedroom along with your primary oasis offering double closets and a freshly renovated ensuite bathroom. This modern ensuite has a tiled walk-in, black trimmed shower with sleek brushed brass/black hardware, granite counter tops and double sinks. Head downstairs to the huge rec space, with room for epic movie nights, play space, workout area, office area, and/or add a 5th bedroom. Down here we also have two good sized bedrooms (one with walk-in closet) and a third full bathroom. Your backyard is ready to entertain and easy to maintain with upper stone faced deck, and private, lower stamped concrete patio, gas line plus underground sprinklers in front and back. Additional updated throughout include, stainless appliances, lighting, paint, stone countertops throughout, shingles (2013), tankless/on demand hot water, blinds, and central air conditioning.