

# **\$534,900 - 263 Riverstone Boulevard W, Lethbridge**

MLS® #A2211061

**\$534,900**

4 Bedroom, 4.00 Bathroom, 1,518 sqft

Residential on 0.13 Acres

Riverstone, Lethbridge, Alberta

Custom 2 storey home in Riverstone with all of the bells and whistles including SOLAR panels! Welcome to your main floor with great flow from the modern kitchen with eat up island, granite countertops and stainless appliances package to your dining room, big enough for hosting the family dinner into your cozy living room with bay window, fireplace and shelves to house your collection of treasures, family photos or library of books! Upstairs offers 3 bedrooms, 2 bathrooms including your ensuite and walk-in closet in the primary suite with bay window. The basement is fully developed with wet bar, family room plus guest bedroom and bathroom with tile walk-in shower. Just in time for BBQ season-You will love spending time on your covered wrap around deck with gas line for BBQ located right off the dining area! Outside is set up for convenience with double attached garage, extra wide driveway and underground sprinklers. Don't forget to check AC and SOLAR of your list :D Located right around the corner from the coulee paths, community lake, park and St. Patricks Fine Arts Elementary School.

Built in 2009

## **Essential Information**

MLS® #                   A2211061

Price                     \$534,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,518
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	263 Riverstone Boulevard W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5S3

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Bar, Bookcases
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Trash Compactor
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.