

# \$475,000 - 39 Grand River Boulevard W, Lethbridge

MLS® #A2119197

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,494 sqft

Residential on 0.15 Acres

Riverstone, Lethbridge, Alberta

Welcome to 39 Grand River Blvd, a property nestled on its own side street off the main Boulevard, adorned with mature trees in the sought-after community of Riverstone. This neighborhood offers proximity to St. Patrick's Fine Arts Elementary School, paved walking paths, ponds, and stunning Coulee views. The corner lot boasts a spacious wraparound front veranda, providing ample privacy with its large, mature evergreen trees. Upon entering the home, you are greeted by a striking lofted two-story layout, with an impressive staircase stealing the spotlight. To the left, you'll find a front office or bedroom with a full bathroom featuring a tub, shower, linen closet, and unique ceiling detail. Further inside, a generous living and dining room area divided by a gas fireplace with mantle detail to the 18" ceiling. On the other side, an updated kitchen with new countertops, sink, and faucet merges seamlessly with a cozy nook area. The home also features a rear attached double car garage, a newer back deck, gazebo, shed, and exposed aggregate patio area in the backyard. Upstairs, the master bedroom retreat boasts a spacious layout with a large soaker tub, separating the walk-in closet, and ensuite, and even offering room for a sitting area. The basement comprises a large living room, two bedrooms, a full bathroom, and a laundry space equipped with ample storage, a new hot water tank, central vac, air conditioning, newer appliances, and blinds. If



you're in search of a fantastic four-bedroom family home with three full bathrooms, reach out to your favorite realtor today.

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2119197    |
| Price          | \$475,000   |
| Sold Price     | \$469,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,494       |
| Acres          | 0.15        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 39 Grand River Boulevard W |
| Subdivision | Riverstone                 |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 7P1                    |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 4                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Rear Drive, RV Access/Parking |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Crown Molding, Jetted Tub, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings        |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Underground Sprinklers, Private, Treed |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | May 24th, 2024   |
| Days on Market | 35               |
| Zoning         | R-L              |
| HOA Fees       | 0.00             |

## Listing Details

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

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