

# \$495,000 - 162 Grand River Boulevard W, Lethbridge

MLS® #A2229987

**\$495,000**

4 Bedroom, 4.00 Bathroom, 1,755 sqft

Residential on 0.13 Acres

Riverstone, Lethbridge, Alberta

Welcome to Riverstone! This fully finished 2 storey is practical, delightfully sunny and only steps from the coulees! There are walking and biking paths nearby, with plentiful parks, playgrounds and new scenery to enjoy! This home boasts 5 bedrooms, 3.5 bathrooms, an open concept main floor with cozy gas fireplace, private yard with rear detached double garage, spacious bedrooms and so much more!

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229987    |
| Price          | \$495,000   |
| Sold Price     | \$485,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,755       |
| Acres          | 0.13        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information



|             |                             |
|-------------|-----------------------------|
| Address     | 162 Grand River Boulevard W |
| Subdivision | Riverstone                  |
| City        | Lethbridge                  |
| County      | Lethbridge                  |
| Province    | Alberta                     |
| Postal Code | T1K 8A5                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, High Ceilings, Storage                              |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garage Control(s) |
| Heating           | Forced Air                                                                                                     |
| Cooling           | Central Air                                                                                                    |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                               |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Date Sold      | July 10th, 2025 |
| Days on Market | 28              |
| Zoning         | R-L             |
| HOA Fees       | 0.00            |

### **Listing Details**

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