

43 Grand River Boulevard W
Lethbridge, Alberta

MLS # A2244045



\$489,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Smart Home		
Inclusions:	Shed, Wood Shelving in Garage, 3Pergolas, .		

Welcome to this spacious 5-bedroom, 3-bathroom home nestled in the sought-after Riverstone subdivision, just minutes from schools, parks, and the University of Lethbridge. Situated on a large corner lot with a private, treed backyard, this home offers both space and serenity. The spacious side yard was previously a garden. Currently it's a blank canvas with room for a shed, playground, extra entertaining area, or shop. In 2025, the kitchen was fully renovated with stunning quartz countertops, premium cabinetry, and brand-new stainless steel appliances. The main level bathrooms also received thoughtful upgrades, including quartz vanities and humidity-sensing fans. Smart home features abound with Nest smart smoke and CO2 detectors, Nest doorbell with camera, and smart switches throughout. Enjoy a bright, open floorplan with generously sized bedrooms, a smart premium fridge, plus a new smart washer and dryer (2023). This is modern living in one of Lethbridge's most desirable neighborhoods. Don't miss your chance to own this upgraded gem—move-in ready and built to impress. Contact your favorite real estate agent today to book a private viewing!