



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

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**119 Grand River Boulevard W
 Lethbridge, Alberta**

MLS # A2272395



\$639,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,103 sq.ft.	Age:	2003 (23 yrs old)
Beds:	7	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Unknown	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Walk-In Closet(s)		

Inclusions: 2 fridges, 2 stoves, 2 washers, 2 dryers, 1 garage door opener

Welcome to this spacious and beautifully finished 7-bedroom, 3-bathroom home located in the highly sought-after Riverstone community—just steps from St. Patrick’s Elementary School, parks, pathways, and the river valley. With over 2,100 sq. ft. of living space, this home is designed to accommodate large families, multigenerational living, or anyone needing extra room for work, guests, or hobbies. Inside, you’ll find a bright and inviting main floor featuring an open-concept layout, generous living and dining spaces, and a well-appointed kitchen perfect for cooking and entertaining. The primary suite offers a comfortable retreat with ample space and easy access to the main living areas. Downstairs, the fully developed lower level adds even more versatility with additional bedrooms, a full bathroom, kitchen and a large family room—ideal for movie nights, kids’ play areas, or hosting extended family. Outside, enjoy a private yard with room for summer gatherings, letting kids play, or simply relaxing at the end of the day. Contact your favourite REALTOR® today!