

# \$489,000 - 43 Grand River Boulevard W, Lethbridge

MLS® #A2244045

**\$489,000**

5 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.14 Acres

Riverstone, Lethbridge, Alberta

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!

Built in 2003

## Essential Information

MLS® # A2244045

Price \$489,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,092       |
| Acres          | 0.14        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 43 Grand River Boulevard W |
| Subdivision | Riverstone                 |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 7P1                    |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 6                                                             |
| Parking        | Alley Access, Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Smart Home                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | Central Air                                                                                                                              |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                           |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage, Rain Gutters                            |
| Lot Description   | Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Gazebo, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                                  |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 10              |
| Zoning         | R-L             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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