

# \$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. 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, Rain Gutters, Storage
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	2
Zoning	R-L

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.