

PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# THE RIVERSTONE

303A-540 Al Wilson Grove



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Introducing 303A in The Riverstone, a warm & spacious home boasting an expansive 1,800 sq ft of sunlit space. On the top floor, featuring 3 generous bedrooms, 2 baths, & laundry, with ample cabinets & desk. The sprawling living space is anchored by a gas fire place & cabinetry, flowing into a dining space for great family gatherings. Step onto the covered patio, where you can see the city lights, mountains, & stunning sunsets. The bright kitchen has plenty of cabinets & granite counters. Wide hallways lend wheelchair accessibility. The primary bedroom offers a spacious walk-in closet, & an ensuite with a sit-down shower. Laminate floors, 2 skylights & freshly painted walls. Abundant storage with additional cabinets & a storage room. The building is well managed & maintained, & provides secure underground parking, workshop, & a communal room perfect for gatherings & socializing. Ideally located, this 55+ community is within easy reach of restaurants, shopping, & scenic river trails.



**Priced at**  
**\$525,000**

Area	East Duncan	Age	1993
Bedrooms	3	Taxes	2897
Bathrooms	2	Tax Year	2022
Lot Size		MLS#	944173
Floor Space	1808	Parking	

**PAUL TEDRICK**

Pemberton Holmes - Duncan

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