

# \$565,000 - 31 Rivergrove Lane W, Lethbridge

MLS® #A2209713

## \$565,000

5 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.11 Acres

Riverstone, Lethbridge, Alberta

Dog lovers - this one is for you! This fully finished home in Riverstone is across the street from the Riverstone Dog Park! This family friendly area enjoys peaceful sunsets with views of the mountains, easy access to amenities and the coulees, plus there are plentiful green spaces nearby! A 5 bed, 3 full bath bi-level + bonus floor plan is functional, open and also features vaulted ceilings, skylights and a great backyard to boot! The main floor hosts an open concept living, dining and kitchen area with enough room to host the whole family! The primary is on the main with a huge 5 piece ensuite and walk-in closet. There are 2 bedrooms upstairs that share a 4 piece bathroom - a perfect spot for the kids! The basement has a well sized family room, 2 more bedrooms, another 4 piece bathroom, laundry room and storage space. Whether you want to sit out on the back deck this summer or take in the many walking paths Riverstone has to offer you won't be disappointed!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209713  |
| Price          | \$565,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,464     |



|            |             |
|------------|-------------|
| Acres      | 0.11        |
| Year Built | 2018        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 31 Rivergrove Lane W |
| Subdivision | Riverstone           |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 8E6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding  |
| Foundation        | Poured Concrete  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 10th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 11   |
| Zoning         | R-CL |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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