



GRASSROOTS
REALTY GROUP

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**116 Riverhurst Cove W
Lethbridge, Alberta**

MLS # A2231510



\$675,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Shed (as is, where is)

A stunning family home in Riverstone! This fully finished and meticulously maintained home offers recent upgrades, spacious back yard thanks to the pie-shaped lot and situated on a low-traffic street. The main floor is perfect for entertaining with a welcoming front foyer, powder room, main floor office and an open concept living, dining and kitchen area. The kitchen is adorned with quartz counter tops, enjoys full ceiling height cabinetry and a corner pantry. There is a gas fireplace in the living room that makes the space all the more cozy! Heading upstairs there is a bonus living room, 2 bedrooms that share a 4 piece bathroom and a laundry room. The primary suite is something to behold! A gorgeous retreat with a new, custom closet system, 4 piece ensuite and a converted closet into what can only be described as a parent sanctuary (or reading nook, or storage space, whatever your heart desires!). Heading downstairs you'll encounter the third living space, storage space, 2 more bedrooms and a 4 piece bathroom! The backyard was recently upgraded to have a 2 tier deck, natural gas line for your BBQ (or fire table), gravel patio, plentiful yard space to enjoy and storage for your outdoor furniture. Close to the coulees, parks, playgrounds and the dog park - if you love being outdoors you'll love living here!