



GRASSROOTS
REALTY GROUP

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**421 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2251899



\$634,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: fridge, stove, 2x ovens, microwave, washer/dryer, blinds, AC, central vac and attachments

Welcome to 421 Rivergrove Chase, a stunning like-new home tucked away on an oversized pie lot in a quiet cul-de-sac, backing directly onto the dog park in sought-after Riverstone. This beautifully designed, fully developed two-storey walk-out offers nearly 2,000 sq. ft. of stylish and functional living space, with 4 bedrooms, 4 bathrooms, and room for the whole family to grow and thrive. Just over 4 years old, this home is loaded with modern upgrades: from the spacious front entry to the gourmet kitchen with quartz countertops, KitchenAid appliances, walk-thru pantry, and loads of cabinetry. The open-concept main floor features a bright living room with a gas fireplace and sliding doors to your partially covered deck — perfect for enjoying Riverstone's spectacular sunsets. Upstairs you'll find a convenient second-floor laundry, bonus room, and 3 spacious bedrooms including a serene primary suite with walk-in closet and spa-inspired ensuite. The walk-out basement is filled with natural light and offers even more living space with a large family room, a 4th bedroom, home office/workout space, and plenty of room to unwind or entertain. Enjoy the outdoors in your fully fenced and landscaped backyard, featuring a 10'x28' aggregate patio, privacy fence, and pergola — all backing directly onto green space. This oversized lot offers ample room for kids, pets, and outdoor living. Additional features include: Double attached garage, Air conditioning, Central vac system, Located in a vibrant, family-friendly community. This is a rare opportunity to own a walk-out home on a premium lot in one of the city's most desirable neighbourhoods. Contact your favorite REALTOR ® to book a showing today!