



**GRASSROOTS**  
REALTY GROUP

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**11 Rivercrest Court W  
Lethbridge, Alberta**

**MLS # A2254200**



**\$445,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Located in a quiet spot in the popular Riverstone subdivision, this home features an open floor plan with vaulted ceilings, granite countertops, hardwood and tile floors (no carpet). The main floor offers a primary bedroom with 4-piece ensuite and walk-in closet, plus two more bedrooms. The basement includes a large family room, full bath, and a den that could be a 4th bedroom. Enjoy the attached double garage, fenced yard with mature tree, and walking distance to the lake and both Public and Catholic schools.