



GRASSROOTS
REALTY GROUP

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**10 Riverglen Link W
Lethbridge, Alberta**

MLS # A2268493



\$474,500

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: tv wall mount

FAMILY FAVORED! Fully developed 4 bedroom, 3 & half baths 2 story situated in one of Lethbridge's finest neighborhoods. Close to schools, parks, scenic ponds , bike paths, transportation and dog park. This home puts everything right at your door step. Upstairs features 3 bedrooms, 3 piece ensuite & 4 piece bath. Main floor has a large living room, 2 piece bathroom, dining room, bright open kitchen with eating bar, quarts counters and garden door to large deck a spacious yard to entertain and enjoy with family and friends. Lower level boasts another bedroom , 4 piece bathroom and family room. Perfect for teens or a cozy movie place. Bonus features include central air, 22 x 22 detached garage w/10' ceilings, front veranda and curb appeal that makes you proud every time you arrive home. This home is turn key. Call your favorite REALTOR today for a viewing.