



**135 Riverhurst Cove W  
Lethbridge, Alberta**

**MLS # A2286462**



**\$549,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Private, R		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, microwave hoodfan, dishwasher, washer/dryer, entertainment unit in bonus room, play house in yard, furnace in garage, tire racks in garage.

135 Riverhurst Cove W, an incredible opportunity to own in the highly sought-after Riverstone neighbourhood! Built in 2015 and offering 1,718 sq.ft. of beautifully designed above-grade living space, this 3-bedroom, 2.5-bath two-storey home is currently the most affordable home on the market in Riverstone; an exceptional chance for families wanting space, quality, and location without stretching the budget. From the moment you step inside, you'll appreciate the bright, functional layout designed for everyday family living. The spacious main floor flows effortlessly, while upstairs you'll find a generous bonus room; the perfect spot for movie nights, a kids' play area, or a cozy space to unwind. The primary bedroom is truly a retreat of its own, complete with a luxurious ensuite featuring a separate shower, relaxing soaker tub and dual sinks, your own peaceful escape at the end of the day. Outside is where this home truly shines. The private and spacious backyard offers room to breathe, play, and entertain. Enjoy summer evenings on the two-tiered patio, watch the kids enjoy the charming playhouse, and take advantage of the rare RV parking, a huge bonus in this neighbourhood! The heated double attached garage is a dream for hobbyists or anyone needing extra workspace, complete with room for a workshop setup. Downstairs, the unfinished basement presents an exciting opportunity for customization. With space to potentially add two additional bedrooms, a full bathroom, and a large family room, you can truly design it to fit your family's future needs and add even more value over time. Located in one of Lethbridge's most desirable communities, Riverstone offers parks, pathways, coulees, and an incredible sense of community, making it a place families love to call home. If you've been waiting for an affordable entry into Riverstone without

sacrificing space, features, or future potential &mdash; this is the one.