



**108 Riverdale Terrace W
Lethbridge, Alberta**

MLS # A2297995



\$589,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,517 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Rear, Heated Garage, Oversized, R		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: ALL MAJOR FURNITURE EXCEPT THE TV....Also included: Fridge, built-in oven, electric cooktop, dishwasher, washer, dryer, all window coverings, 2 garage door remotes.

Original owner now selling this custom designed raised bungalow in Riverstone! HOME INCLUDES ALL MAJOR FURNITURE(except tv). Nice front porch to enjoy with good curb appeal. Underground sprinklers in the front for your lawn. Welcoming entry with front closet. Main floor features vaulted ceilings with berber carpet in living room. Large windows allow plenty of natural light. Kitchen is large with knotty pine cabinets, composite countertops, and good size pantry. Dining room continues with tile floors and sliding glass doors to deck out back. Main floor also features 2 bedrooms including primary with ensuite that has a jet tub, and separate walk-in shower. There is also another full bathroom on this floor with tub/shower combo. A few steps down to a landing at the rear of the home is another entrance to the oversized(28x30) in-floor heat garage, along with a closet, and laundry closet. Basement is fully developed and features a huge family room, 2 more bedrooms, a large office that could be used as a 5th bedroom, and another full bathroom with tub/shower combo. There is also a storage room, furnace utility room with more storage, and storage under the stairs. Rear of home is a vehicle owners dream as it is complete concrete surface with parking for 6 vehicles, garage access for 2 more vehicles, and of course, back alley access. Home has conveniences of central a/c, an air exchanger, additional hot water storage tank, separate tank for the garage in-floor heat. One of the hot water tanks was replaced in 2023. New architectural roof shingles were put on the house and garage in 2020.