



**293 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2127077



\$669,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, hood fan, a/c unit, u/g sprinklers (front only), garage door opener(2) and controls (2)

MOVE IN READY! - IMMEDIATE POSSESSION. Welcome to another quality-built 2-storey home by Journeymen Homes, nestled in the picturesque Riverstone subdivision. This 2041 sq. ft. family-oriented home boasts numerous upgrades and thoughtful features throughout. As you step inside, the warm and inviting foyer leads to an upgraded kitchen adorned with custom cabinetry, quartz countertops, a butler's kitchen, and a pantry, perfect for culinary enthusiasts with direct access to the mudroom and an oversized double garage to enhance convenience. The main floor offers a spacious open concept living area, complete with an electric fireplace with a mantel, ideal for cozy gatherings. Large windows flood the living space with natural light and offer serene views of the backyard and mountains, with no neighbors behind for added privacy. Main floor features a 2-piece guest bath and luxury vinyl floor throughout. Entertain guests or enjoy family BBQs on the large, covered rear deck, with endless views to the south. Upstairs, discover a large family room at the top of the stairs, along with 2 kids' bedrooms and a full 4-piece bathroom. The laundry room is conveniently situated next to the master bedroom, which features large windows framing mountain views, a walk-in closet, and a 4-piece en-suite for added luxury. The basement is open for future development, offering potential for 2 additional bedrooms, a family room, bathroom, and storage space, allowing you to customize the home to suit your needs. This home stands out with its included kitchen appliances, air conditioning, front landscaping with underground sprinklers, and a covered deck, a testament to Journeymen Homes' attention to detail and value. Already fenced on two sides with a beautiful developer's fence across the back. This fine home is located near walking trails, the

Riverstone dog park, and numerous amenities such as a convenience store, gas station, and Tim Hortons. This home combines comfort, convenience, and natural beauty seamlessly so don't miss this opportunity to make this meticulously crafted home yours.