



**55 Riverhurst Cove W  
Lethbridge, Alberta**

**MLS # A2138023**



**\$560,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,863 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** Fridge, Stove, Washer, Dryer, Shed, All window coverings, AC, Permanent closet shelving in master closet, Sprinklers (full yard)

Welcome to this beautiful two-story family home, boasting a functional layout and elegant finishes throughout. The main floor features an open-concept kitchen, living, and dining area. The kitchen is a chef's dream with quartz counters, a gas cooktop, built-in wall oven and microwave, and a pantry for ample storage. The living room is a cozy retreat with a gas fireplace and wainscoting that adds a touch of sophistication. Off the foyer, you'll find a bedroom perfect for a home office or guest room. Upstairs, three bedrooms await, each with laminate flooring for easy maintenance. The luxurious primary bedroom includes a spacious walk-in closet and a spa-like ensuite with dual sinks, a soaker tub, and a shower. Another bedroom on this level has a private door to the main bathroom, effectively serving as an ensuite. For added convenience, the laundry room is also located upstairs. The fully finished basement offers a spacious family room and a bedroom with a large closet that can serve as a teen hangout room. Outside, the backyard features a large deck perfect for entertaining and relaxing. This home is ideally located near parks, playgrounds, a dog park, and an elementary school, making it perfect for your family.