



GRASSROOTS
REALTY GROUP

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**43 Riverdale Terrace W
Lethbridge, Alberta**

MLS # A2144861



\$599,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,525 sq.ft.	Age:	2001 (23 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Parking Pad, RV		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Sta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge x2, Stove x2, , Dishwasher x2, Washer/Dryer x2, Window Coverings

Discover this charming walkout bungalow nestled on a quiet cul-de-sac in Riverstone. Boasting 6 bedrooms, the home is cleverly divided into a 4-bedroom main residence and a 2-bedroom basement suite (non-conforming). The main floor impresses with its spacious, carpet-free layout featuring hardwood and tile flooring throughout. The kitchen is highlighted by granite countertops and a convenient corner pantry. Step outside from the kitchen onto the covered deck, leading down to the fenced and landscaped backyard with alley access and RV parking. Upstairs, find 3 bedrooms including a generous primary suite with an ensuite bathroom and walk-in closet. The walkout basement offers additional living space with a family room featuring a cozy gas fireplace and an additional bedroom. The basement also includes a self-contained two-bedroom suite complete with its own entrance, kitchen, bathroom, and laundry facilities, ideal for renting out to students or extended family. Flexibility is key, as the home can easily be reconfigured to enjoy the entire 3,000+ square feet for personal use. Additional amenities include air conditioning, a double attached garage, and ample driveway parking for up to 3 cars. Call your favorite REALTOR® today to schedule a showing.