



**39 Rivergrove Lane W
Lethbridge, Alberta**

MLS # A2155611



\$699,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,101 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: blinds

Showhome for sale! There are almost too many features to mention in this one... but we'll try. This fully finished, gorgeous home has all the showhome upgrades, and a ton of WOW. Immediately through the front door is the neatest feature. A hidden mudroom! You can keep the kids mess tucked away, while showcasing exceptional finish work that disguises the space. The kitchen is 10/10 and features a large island with rounded quartz countertop and wood detail. The stove wall is stunning with it's built in plaster hood fan, shelves, and extra lighting. Stainless steel appliances finish off the space, with a large walk in pantry as well. The living room is at the back of the home and features large windows, and a gas fireplace with stone detail. Custom wrought iron railing takes you up to the second floor, where the bonus room conveniently separates the primary bedroom from the other two bedrooms. The primary is a fantastic size, with more large windows, a walk in closet, and a gorgeous ensuite. You will love the ensuite with the custom tile shower with a bench and niche detail, and double vanity with more wood accents. This home is far from cookie cutter! The basement is finished as well with two good size bedrooms, a large family room, another 4 piece bathroom, and storage space too. Located just down the street from an off leash dog park, a few minutes walk to multiple walking paths in any direction, fantastic schools, restaurants, a gas station, and so much more... this home truly is a must see! Give your REALTOR® a call and come see every single thoughtful detail!