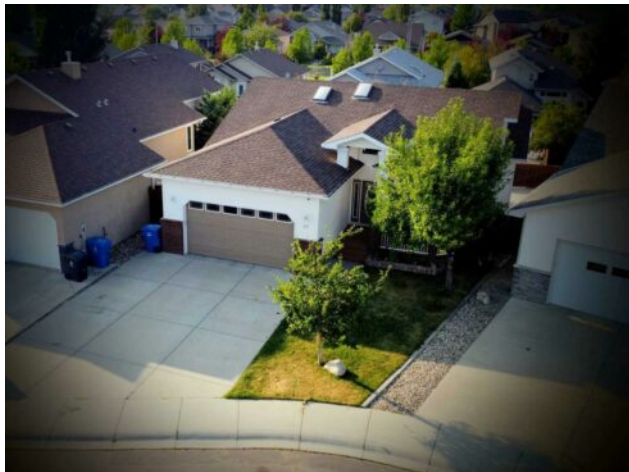




**43 Riverdale Terrace W  
Lethbridge, Alberta**

**MLS # A2159074**



**\$599,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,550 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Parking Pad, RV		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Sta		

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

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Washer/Dryer x2, Window Coverings, microwave upstairs, moveable shed, Air conditioner

This 1550 square foot walkout bungalow is located on a quiet cul-de-sac in Riverstone. There are 6 bedrooms and 3 bathrooms. Half of the basement is divided into a 2 bedroom non-conforming suite with its own entrance and own laundry. The main floor is so large, plus it still uses a bedroom and a living area in the basement, so you will hardly notice the suite is there. The main floor has a 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 also has main floor laundry and 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&reg; today to schedule a showing. Quick possession is possible.