



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**393 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2312694



\$649,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: none

The Parkside! This is an exceptional brand-new two-storey built with integrity by Custom Quality Build, offering immediate possession! Thoughtfully designed with a fully finished layout from top to bottom, this property delivers the kind of space, functionality, and finish that your looking for. The main floor is bright and open, anchored by a stunning feature fireplace, full height cabinetry, and seamless flow for everyday living and entertaining. Granite countertops carry throughout the home, tying together the upscale feel from the kitchen to the bathrooms to the fully developed basement. You’ll also appreciate the front attached double garage, already plumbed for heat, making winter mornings that much easier. Upstairs offers the layout families actually want: upper laundry, complete with washer and dryer already installed, a full bathroom, a generous bonus family room, and three well-sized bedrooms. The primary suite is a standout, featuring a custom 3-piece ensuite with a walk in shower, and a walk-in closet. Downstairs is fully developed with 9" ceilings, and impressively versatile—complete with a bedroom, a family room, wet bar, utility, storage space, a full bathroom, secondary laundry hookups, and access to the outside via a separate side entry . Set on a quiet key hole close and just steps from the Riverstone Dog Park. This home combines modern style with an intelligent, functional floor plan with plenty of room to spread out, in a location that fits real life. Brand-new, fully finished, built with integrity, energy star rated, and move-in ready. For the list price this one has- Its an easy YES!