



GRASSROOTS

REALTY GROUP

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**393 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2321519



\$649,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,716 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:	Cul-De-Sac		

Heating:	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:	High Ceilings, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, A/C,

The Parkside from Custom Quality Build! This brand new two storey is fully finished, move in ready, and available for immediate possession. This one comes with more than a standard builder might give you. Air conditioner... included! Deck... Included! Front Landscaping... Included! Washer/Dryer... included! The main floor has a bright open layout with a beautiful feature fireplace, full height cabinetry, granite countertops, and a great flow for everyday living. The kitchen, bathrooms, and basement all carry the same upgraded feel, giving the home a clean and consistent finish throughout. The front attached double garage is also already plumbed for heat, which is a nice bonus for Alberta winters. Upstairs is exactly what most families are looking for. You get upper laundry with the washer and dryer already installed, a full bathroom, a large bonus room, and three good sized bedrooms. The master bedroom is a standout with a walk in closet and a custom 3 piece ensuite with walk in shower. The basement is fully developed with 9 foot ceilings and gives you even more usable space. There is another bedroom, family room, wet bar, full bathroom, utility room, storage space, secondary laundry hookups, and a separate side entry to the outside. It is a really functional setup with lots of options. Located on a quiet keyhole close, just steps from Riverstone Dog Park, this home gives you modern style, a smart floor plan, and plenty of room to spread out. Brand new, fully finished, Energy Star rated, built with integrity, and ready to go. For the list price, this one has a lot to offer.