



**30 Rivergrove Run W
Lethbridge, Alberta**

MLS # A2326598



\$580,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,594 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Pie Shaped Lot		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, See Remarks, Sump Pump(s)		

Inclusions: N/A

Welcome to elevated living in the heart of Riverstone, where timeless design meets everyday comfort. This beautifully appointed 3-bedroom, 3-bathroom home offers a bright, open-concept layout with large windows that fill the space with tons of natural light, creating a warm and inviting atmosphere from the moment you step inside. At the center of the home is a stunning kitchen featuring ceiling-height cabinetry, luxury vinyl plank flooring, and an abundance of workspace—perfect for everything from quiet mornings to hosting family and friends. Every detail has been thoughtfully selected to create a modern, welcoming space that you'll love coming home to. Upstairs, the spacious bedrooms provide comfort and privacy, including a relaxing primary suite complete with its own ensuite. With three full bathrooms, this home offers the flexibility and convenience today's families are looking for. Step outside to discover an exceptionally large backyard—a rare find in this desirable neighbourhood. Whether you dream of creating the ultimate outdoor entertaining space, adding a garden, or simply enjoying room for kids and pets to play, the possibilities are endless. Located in the heart of Riverstone, you'll enjoy easy access to picturesque walking paths, parks, playgrounds, schools, and nearby amenities, all while being part of one of Lethbridge's most sought-after communities. A home that perfectly balances style, space, and location—this is Riverstone living at its finest.