



GRASSROOTS
REALTY GROUP

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**253 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2332547



\$649,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,738 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: n/a

Built in 2022 and exceptionally well cared for, this stylish two-storey home offers the perfect blend of modern design and everyday functionality. With 1,738 sq. ft. above grade, the bright, open-concept main floor creates an inviting space where the kitchen naturally becomes the heart of the home. Featuring quartz countertops, stainless steel appliances, a generous pantry, and an oversized island perfect for gathering, it's a space designed for both busy mornings and relaxed evenings. Upstairs you'll find a versatile bonus room that adds valuable living space—ideal for a family room, play area, or home office—along with three comfortable bedrooms, including a spacious primary retreat complete with a luxurious five-piece ensuite that offers a welcome escape at the end of the day. An additional fourth bedroom in the fully developed basement provides flexibility for guests, a home office, or growing families. Central air conditioning keeps the home comfortable throughout the summer, while the thoughtfully designed floor plan offers a seamless flow that's equally suited to entertaining or everyday living. Outside, the low-maintenance yard lets you spend less time on upkeep and more time enjoying your home. Still feeling fresh and modern, this home offers the appeal of new construction without the wait—move in and simply start enjoying everything it has to offer.