



GRASSROOTS
REALTY GROUP

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**151 Riverdale Terrace W
Lethbridge, Alberta**

MLS # A2343226



\$619,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,267 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Underground Sprinklers		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Pergola

Custom built / designed "one family" home, now available for your family. Open kitchen, dining area which flows thru to the great room, filled with custom "Alder" cabinetry by Adora Kitchens, this truly is the "hub" of the home. The main floor is completed by a grand open foyer, main floor laundry, 3 piece bath with a steam shower. Moving upstairs the spacious Primary retreat has a 8' x 6' walk-in closet, 3pc ensuite with an "air bubble tub". Your children will LOVE their bedrooms with the window seats built in book nooks & secret compartment, the 4th room being utilized as a home office could also serve as the 4th bedroom. Moving to the developed lower level, you'll discover a spacious family, games room area with a 2nd fireplace and wet bar. An additional bedroom, 4pc bath and excellent storage. All this plus location, on a park, close to schools and even more parks! There's more to discover, is it worth exploring---- you betcha!