



GRASSROOTS
REALTY GROUP

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509 Riverhills Way W
Lethbridge, Alberta

MLS # A2350271



\$639,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Washer/Dryer, Ashley TV stand with Electric Fireplace x2, Garage Remote, new shed

Welcome to this inviting bungalow in the peaceful community of Riverstone, offering a spacious and thoughtfully designed layout with plenty of room for comfortable living and entertaining. The main floor features an open-concept design with beautiful hardwood floors and tile. Enjoy two generously sized rooms and two full bathrooms, including a large ensuite with a walk-in shower and a spacious walk-in closet. The cozy dining room flows seamlessly into the great room, complete with a Wildenauer TV stand with fireplace by Ashley Furniture, creating a warm and welcoming space to relax. A dedicated laundry area adds everyday convenience, while the dining room provides easy access to the back deck, perfect for outdoor dining or enjoying your morning coffee. The fully developed basement offers even more living space, featuring a large carpeted family room with a second tv stand fireplace ideal for movie nights, entertaining, or family gatherings. Two spacious bedrooms and an additional full bathroom provide flexibility for guests, family members, or a home office. Step outside to enjoy the fully fenced and beautifully landscaped yard, complete with a custom wood shed for additional storage. The oversized driveway provides ample parking for multiple vehicles. With its peaceful setting, functional layout, generous living spaces, and inviting outdoor areas, this Riverstone bungalow is a wonderful place to call home.