

**47 Rivergrove Lane W
Lethbridge, Alberta**

MLS # A2319991



\$619,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,443 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to 47 Rivergrove Lane W, a beautifully maintained and fully developed home in the highly sought-after Riverstone neighbourhood. Offering 4 bedrooms, 3 bathrooms, and a thoughtful floorplan, this move-in ready property combines contemporary style with everyday functionality. The bright open-concept main floor features soaring vaulted ceilings, a spacious living area, and a stunning kitchen complete with a large quartz island, stainless steel appliances, gas range, and plenty of workspace for entertaining and family gatherings. The upper level is dedicated to the private primary retreat, featuring a walk-in closet and a well-appointed ensuite bathroom. A second bedroom, full bathroom, and convenient main-floor laundry provide flexibility for families, guests, or a home office. The fully developed lower level offers two additional bedrooms, another full bathroom, and a generous family room, creating plenty of space for growing families or overnight visitors. Step outside and enjoy the fully landscaped and fully fenced yard, designed for low-maintenance living. The spacious deck, underground sprinklers, and attractive outdoor spaces make it easy to enjoy Alberta's summer months. Located in one of Lethbridge's premier westside communities, you'll love the proximity to parks, playgrounds, dog parks, scenic coulee trails, schools, shopping, and the University of Lethbridge. Contemporary in design, meticulously cared for, and truly move-in ready, this exceptional Riverstone property offers the complete package.