



Anne French
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26 Rivergrove Run W Lethbridge, Alberta

MLS # A2319997

\$734,900



Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,544 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Quartz Counters		

Inclusions: Washer, Dryer, Dishwasher, Electric Fireplace, Refrigerator, Gas Stove, Hoodfan, Microwave, Central A/C, Garage Door Opener and Controls

Welcome to this stunning new build by Oka Homes offering 2,869 sq. ft. of total developed living space with 4 bedrooms and 3.5 bathrooms, thoughtfully designed for both everyday living and entertaining. The kitchen is beautifully finished with white oak cabinetry, quartz countertops, and a gas range. Just off the dining space, you'll find a back deck with glass railing, creating the perfect space to relax or entertain outdoors. The living room is highlighted by an electric fireplace, creating a warm and inviting atmosphere. The main level is anchored by an impressive primary retreat complete with a walk-in closet and luxurious 5-piece ensuite, while the second main-floor bedroom features its own walk-in closet and private 3-piece ensuite. A convenient 2-piece powder room serves the main living area, and main-floor laundry adds everyday convenience. The fully developed basement offers two more generously sized bedrooms, one of which features a walk-in closet, a full 4-piece bathroom, and an expansive recreation room with endless possibilities for entertaining, a home gym, theatre space, or games area. Completing the home is a double attached garage, providing plenty of room for vehicles, storage, and everyday convenience. Built with quality and efficiency in mind, this home features Mitten Sentry siding, hot water on demand, central air conditioning, and the peace of mind of Alberta New Home Warranty. Combining thoughtful design, modern comfort, and exceptional craftsmanship from Oka Homes, this is a home that stands out from the rest.