

**83 Rivergreen Road W
Lethbridge, Alberta**

MLS # A2347693



\$397,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Laminate Counters		

Inclusions: Central Air Conditioner

Raised bungalow in the very desirable neighborhood of Riverstone. Perfect location right across from St. Patrick's Elementary School of Fine Arts, playground, walking paths, pond and park space. Home has a front deck to enjoy the afternoon sun and sunsets. On the main floor there is a good size kitchen, dining area with access to the back deck, livingroom with 3 sided fireplace, Primary bedroom with 4 piece ensuite and walk in closet, 2nd bedroom, main bath and access to large double attached garage with 2 doors, that is insulated and drywalled. Basement is partially developed with a bedroom (needs flooring), full bathroom and a workshop that was used as a Dark Room. The rest of the basement has a great layout and is just ready for your finishing touches.