

325 Rivergrove Chase W
Lethbridge, Alberta

MLS # A2183617



\$500,000

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|------------------|------------------------|---------------|------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,640 sq.ft. | Age: | 2017 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-CI |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |

Inclusions: Shed

CLOSE TO RIVERSTONE" DOG PARK, Avonlea's Cartwright II has a great Master Suite, Upper Bonus Room & Main Floor Laundry with a large attached 22X24 double garage! The main level has a dining nook, eating bar, beautiful kitchen with a pantry and a living room with a gas fireplace to cozy up to. Upstairs has 3 bedrooms with the master including a stunning 5-piece en-suite and walk in closet which also features a front-facing bonus room! The lowest level can be further developed to include a huge family room, 4th bedroom and full bath. The bonus room upstairs can be converted to a 4th bedroom if you wanted. Beyond the neighborhood charm, this location offers easy access to essential and major roadways and walking distance to Tim Hortons and many amenities making your daily routines a breeze.