

# **\$599,900 - 72 Riverhurst Cove W, Lethbridge**

MLS® #A2207352

## **\$599,900**

4 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.11 Acres

Riverstone, Lethbridge, Alberta

Here is an opportunity to own this one owner bungalow that allows the luxury of main floor living with limited stairs.. Features a beautiful, open kitchen/dining/livingroom combination that works for almost every occasion. Everyone knows the Heart of the home is the Kitchen and this one will not disappoint. Features lovely white cabinetry, granite countertops, stainless steel appliances including gas stove, walk in pantry, vaulted ceilings with ample windows bringing in lots of natural light. The primary bedroom has a spacious walk in closet, a gorgeous 5 piece ensuite with soaker tub, separate shower, and double sink vanity. Bedroom #2 is also located on the main floor next to the 4 piece main bathroom. The laundry has its own separate room, located just off the kitchen and includes, with extra cabinetry with same granite countertops as the kitchen. . The patio doors lead to a sundeck and back yard so very easy for the one in the family that barbeques. The open staircase leads to a huge family room, complete with gas fireplace, two more good sized bedrooms, and a spacious 4 piece bathroom. There is storage in the utility room and under the stairs. This home has air conditioning, underground sprinklers, comes with all the appliances and would make a fine home for someone looking for that Customized Bungalow. The double attached garage is finished inside and has rear lane access if you wanted to tuck in your RV. Built by Greenwood Homes, this home is the perfect size



bungalow!!.

Built in 2016

### Essential Information

MLS® #	A2207352
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,476
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	72 Riverhurst Cove W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7A3

### Amenities

Parking Spaces	4
Parking	Garage Door Opener, Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Bookcases, Granite Counters, Open Floorplan, Soaking Tub, Sump Pump(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Garage Control(s), Microwave Hood Fan
Heating	Forced Air, Natural Gas, Fireplace(s)

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Family Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front City Lot, Interior Lot, Low Ma
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	54
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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