

# \$599,900 - 413 Rivergrove Chase W, Lethbridge

MLS® #A2256917

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 0.11 Acres

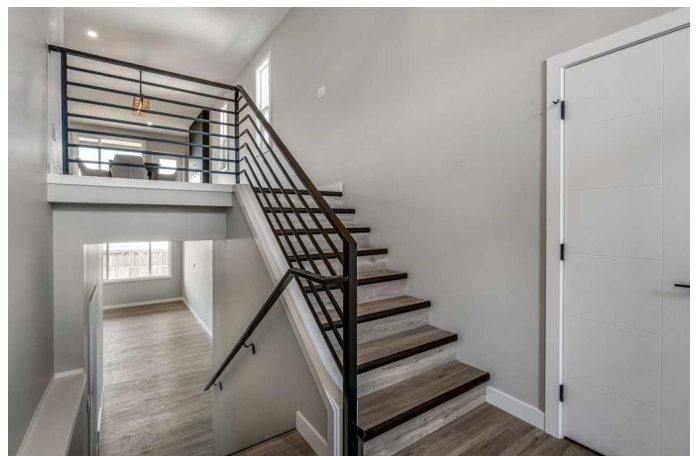
Riverstone, Lethbridge, Alberta

**JUST COMPLETED SEPTEMBER 2025!**

Custom Quality Build Ltd. continues to deliver!

Front landscaping now included! They know you want a brand new finished house to the basement with the appliances and central a/c! They also know you want an actual big enough garage for your vehicles! This one is 24 feet wide by 25 feet deep! This bi-level plan with walk-out basement tucked away in a cul-de-sac features 2535 total square feet of developed living space & is scheduled to be finished September 2025. Lot has no rear neighbours! Main entry is welcoming with high ceilings. Main floor features 9 foot ceilings with vinyl plank floors throughout. There is also a door to a covered deck out back! Living room features electric fireplace with remote. Kitchen has quartz counters, stainless steel appliances, and has a corner pantry. There is also a laundry room on the main floor. Primary bedroom is a good size and features a walk-in closet and ensuite with double vanity and large walk-in shower. Another bedroom/office and another full bathroom with tub/shower combo complete the main. Walk-Out Basement has 9 foot ceilings and large family room with wet bar, 3 more bedrooms, another full bathroom with tub/shower combo, furnace room with additional laundry hookups and tankless hot water, and a lower foyer with walk-out to covered patio! Dare to compare all that Custom Quality Build has to offer!

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256917    |
| Price          | \$599,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,392       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 413 Rivergrove Chase W |
| Subdivision | Riverstone             |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 8E9                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Tankless Water Heater, Washer                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                             |
| Cooling           | Central Air                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                   |
| Fireplaces        | Electric                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                 |

Basement                      Finished, Full, Walk-Out

**Exterior**

Exterior Features      BBQ gas line  
Lot Description        Cul-De-Sac  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 13th, 2025  
Days on Market        55  
Zoning                    R-CL

**Listing Details**

Listing Office            REAL BROKER

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