

## 72 Riverhurst Cove W Lethbridge, Alberta

**MLS # A2207352**


# \$619,900

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	bar stools		

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!!.