

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

MLS® #A2208412

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.11 Acres

Riverstone, Lethbridge, Alberta

Custom Quality Build Ltd. continues to deliver! They know you want a brand new finished house to the basement with the appliances and central a/c included. 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 walkout 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 for dining room, kitchen, and living room. There is a door to a covered deck out back! Living room will feature electric fireplace with remote. Kitchen will have 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 will also have 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® #	A2208412
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,372
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), Vinyl Windows, Walk-In Closet(s), Tankless Hot Water, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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## 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	April 3rd, 2025
Days on Market	122
Zoning	R-CL

## Listing Details

Listing Office	REAL BROKER
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