

# \$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   |
| Sold Price     | \$585,000   |
| 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         | Sold        |

### Community Information

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

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                       |
| Parking        | Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |

### Interior

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

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

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | BBQ gas line                                             |
| Lot Description   | Back Lane, Back Yard, City<br>Maintenance Landscape, Lar |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Date Sold      | July 2nd, 2025   |
| Days on Market | 70               |
| Zoning         | R-L              |
| HOA Fees       | 0.00             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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