

# \$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), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), 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	April 3rd, 2025
Days on Market	114
Zoning	R-CL

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.