

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

MLS® #A2256917

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,392 sqft

Residential on 0.11 Acres

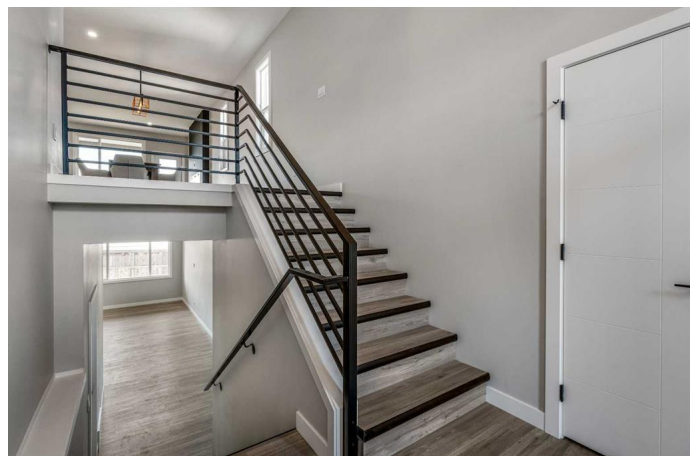
Riverstone, Lethbridge, Alberta

**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        69  
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.