

**6 Riverine Lane W  
Lethbridge, Alberta**

**MLS # A2158946**



**\$599,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Washer, Dryer, Dishwasher, A/C, All window coverings, Garage Door opener and 1 remote

Nestled in the highly sought-after neighborhood of Riverstone, this stunning modern family home offers a perfect blend of style and functionality. The moment you step inside, you're greeted by a spacious foyer that sets the tone for the home's inviting atmosphere. The main level is bright and airy, flooded with natural light from the large windows throughout. The expansive kitchen is a chef's dream, boasting a large island with ample counter space, a built-in wall pantry for maximum storage, and sleek stainless steel appliances. The open-concept design seamlessly connects the kitchen to the dining and living areas, creating an ideal space for both everyday living and entertaining. Step outside from the dining area onto the expansive deck, where you can enjoy serene views of the backyard and the lush green strip beyond. This level also includes a conveniently located bedroom, a full bathroom, and a laundry room. The primary retreat, located just above the garage, offers a private sanctuary with a walk-in closet and a spa-like ensuite. The ensuite is designed for ultimate relaxation, featuring a large shower, dual sinks, and a make-up vanity. The lower level of the home is equally impressive, with a spacious family room complete with a cozy fireplace—perfect for gathering with loved ones. Additionally, there are two more bedrooms and another full bathroom on this level, providing ample space for family and guests. This beautiful home is complete with an oversized double garage, exquisite landscaping, and the added bonus of backing onto a picturesque green strip with walking paths and a tranquil stream. This home truly has it all, offering a perfect blend of luxury, comfort, and convenience in one of Riverstone's most desirable locations.