



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**227 Rivermill Manor W  
Lethbridge, Alberta**

**MLS # A2328254**



**\$620,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, No Back Lane, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to this thoughtful 1,720 square foot modified bi-level/split-entry home, built in 2006 and located in West Lethbridge's premier master-planned community of Riverstone. Combining a highly functional layout, this property is designed to impress from the moment you step through the door. The experience begins in the large, bright front entry, offering plenty of room to welcome guests without feeling crowded. Step up into the main living area, where soaring vaulted ceilings create an expansive and airy atmosphere. At the heart of the home is a beautiful chef's kitchen featuring warm, timeless hickory cabinets, high-end granite countertops, a functional pantry, and a central island perfect for entertaining. Just off the dining room, you will find the crown jewel of the upper level: a huge bonus room situated right over the massive two-car garage. This versatile family room is the perfect setup for entertaining and living! Head downstairs to the fully developed basement, which boasts two very large bedrooms with large windows, providing private, comfortable spaces for older kids, guests, or a spacious home office. Step out from the kitchen onto a big, beautiful back deck that is strategically protected from the elements—ideal for year-round grilling and enjoying Lethbridge's sunny days. The deck overlooks a nice-sized, fully fenced backyard with plenty of room for kids, pets, or gardening. Laundry hook ups on the main floor and the lower level. Tankless hot water system and Central AC. Living in Riverstone means you are seconds away from stunning coulee walking trails, stocked fishing ponds, local parks, and top-tier schools. You also enjoy quick, easy access to the University of Lethbridge and all West Side shopping amenities. This move-in-ready home checks every single box for space, functionality, and location. Don't

wait&mdash;call your favourite REALTOR&reg; and book a showing today!