



GRASSROOTS
REALTY GROUP

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64 Riverwood Manor W Lethbridge, Alberta

MLS # A2338267



\$674,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,547 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island		

Inclusions: garage shelving, bsmt tv/sound system, bsmt bedroom tv, garage heater, permanent Christmas lights, shed, blinds, firepit, water softener

WOW- Check out this home on beautiful mature yard backing onto greenspace with a walkout basement in Riverstone! This fully developed 5 bedroom home offers an abundance of light throughout with ample windows, vaulted ceilings and open concept layout! Your kitchen, living and dining, flow seamlessly together, adjacent to your 2 main floor bedrooms and full bathroom. Head up to your primary bedroom oasis with 5 pc ensuite bathroom, walk in closet PLUS additional full closet and vanity/desk space. The walkout basement is fully developed with 2 more generous sized bedrooms, family room with fireplace, tv/sound system, nook for game nights, 4pc bathroom and large storage/laundry room. Whether you're enjoying a summer evening with a bbq on the deck, over a glass of wine with friends around the table under your covered patio or with toasted marshmallows around the campfire- this yard offers it all! Extras include: Permanent Christmas lights, UG sprinklers, AC, Central vac and attachments, heated garage, gas line to yard, vinyl decking, shed. New roof 2021 and hot water tank 2025