



GRASSROOTS
REALTY GROUP

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541 Riverhills Way W
Lethbridge, Alberta

MLS # A2342789



\$750,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,886 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Fridge, cooktop, wall oven, microwave, hood fan, washer, dryer, bar fridge, central air conditioning, garage door opener + remote

Make the move to Riverstone with this fully finished bi-level + bonus, only a block away from the Riverstone dog park! With a covered entrance and vaulted ceilings, you're greeted by grandeur - there's an open concept living area with built in bar/workstation, quartz island, walk-in pantry, bespoke hood fan, pot filler and spice shelf! The living room has a gas fireplace with custom built ins featuring led lighting and sunken inlets to add dimension to the space. There's 2 bedrooms that share the main floor, along with 4 piece bathroom. The upper level is your primary retreat - tray ceilings decorated with a chandelier, 5 piece ensuite with statement soaker tub, HUGE walk-in closet that leads to your laundry room (with storage and hanging room)! The basement enjoys a spacious family room, flanked by 2 large bedrooms, both featuring walk-in closets, 4 piece bathroom and storage space. The double attached garage is heated and there's a finished deck out back. Sod was recently completed and with underground sprinklers, there's nothing more for you to do!