



GRASSROOTS
REALTY GROUP

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**105 Riverwood Manor W
Lethbridge, Alberta**

MLS # A2344837



\$549,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,123 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Boat, Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan		

Inclusions:	NA
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Welcome to 105 Riverwood Manor, nestled in a quiet cul-de-sac in Lethbridge's premier Riverstone community! Located just steps from St. Patrick's Fine Arts Elementary School, lush parks, and scenic walking trails, this property offers the ultimate combination of style, convenience, and functional living. The main level boasts a bright, inviting floor plan featuring quality updates throughout, along with spacious bedrooms and updated full bath accommodations. Head downstairs to the fully finished walk-out basement, complete with an illegal summer kitchen suite—providing ideal flexibility for extended family, guests, or a multi-generational setup. Step outside to your private backyard oasis, where a large garden area and mature fruit trees offer a rich seasonal harvest right at home. Highlights include a brand-new, freshly poured front driveway and a double detached garage in the back for convenient off-street parking and extra storage. Move-in ready and full of charm, this Riverstone gem is a must-see!