



GRASSROOTS
REALTY GROUP

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**102 Riverwood Manor W
Lethbridge, Alberta**

MLS # A2216390



\$589,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,536 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Window coverings, underground sprinklers

Unbeatable Riverstone Location!! Backing onto the scenic green strip that leads directly to the school and with a walking path right next door, this location truly can't be beat!! This beautiful home was completely rebuilt in 2023 and shows like new! Offering 4 bedrooms and 3 full bathrooms, the layout is perfect for families or anyone who appreciates space and style. The main level features an open-concept design with vaulted ceilings, a bright living area, and a kitchen you'll love, with stainless steel appliances, a large island, and plenty of room to entertain. The dining room walks out to the rear deck, perfect for summer evenings. Two spacious bedrooms and a full bath complete the main floor. Upstairs, you'll find a private primary retreat with a 5-piece ensuite and walk-in closet. The fully finished basement adds even more living space with a cozy family room (complete with gas fireplace), a 4th bedroom, full bath, and laundry room. Extras include a double attached garage, air conditioning, and underground sprinklers. This is the total package in one of the most desirable areas in the city—don't miss it!