



GRASSROOTS
REALTY GROUP

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**225 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2224476



\$737,700

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,280 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Double Garage Detached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, See Remarks		

Heating:	Geothermal	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	RL
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Security cameras, Photovoltaics (solar panels), 200 amp electrical service

***** THIRTY solar panels on this home produce more power in energy than it uses. In the summer this home generates enough power for itself and will pay for HALF the annual property TAX. This does include the air conditioning. The home has geothermal heating and cooling providing the upmost in lasting reliability and efficiency, no noisy ac compressor humming on hot summer nights. The heating and cooling all comes from the earth. The home is designed for total energy efficient living. The main level offers the kitchen with lots of counters and cabinets, a large island with storage, nice size dining area with a very open front room. On the main floor there is a 2 piece bathroom. On the main level and a few steps up is the private primary bedroom and a large 5 piece bathroom. PLEASE NOTE THIS IS THE ONLY BEDROOM ON THE UPPER LEVEL. Other bedrooms are on the lower level. All the bathrooms offer granite vanities. With energy efficient triple pane windows the main level has loads of abundant daylight light all day. Just off the kitchen there is a covered deck overlooking the back yard. Under that deck is the basement entrance to the back yard and plenty of space for a hot tub (electrical is there). The attached garage is completely insulated, drywalled and painted. The detached garage is also drywalled and painted and measures approx. 26x28. The lower level offers two good sized bedrooms with a 4 pc bathroom a recreation room. The lower utility room has the hot water tank and Geothermal heat pump. In this room is also the monitoring system for the security cameras (4) covering the yard's front and back plus inside the front garage. The back yard is fenced and completely maintenance free, plus very private! All miniature shrubs are watered with a drip system. Access into the back yard provides mega space for RVs, trailers and or vehicles.

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