



**GRASSROOTS**  
REALTY GROUP

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**505 Riverhills Way W  
Lethbridge, Alberta**

**MLS # A2227617**



**\$579,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Range Hood, Refrigerator, Stove, Garage Door Opener

Here it is&hellip; the Riverstone home you&rsquo;ve been waiting for! Welcome to The Tahoe by Cedar Ridge Homes&hellip; a well thought out bi level design built with all different kinds of home owners in mind as the primary bedroom is on the main floor! The main floor features a foyer with walk in closet, and then up a few stairs in to your lovely open concept living and dining area. The kitchen has an island and a corner pantry too. The primary bedroom has a walk in closet, and a gorgeous ensuite with free standing tub, custom shower, a huge vanity, and a water closet. The laundry is even conveniently located just outside the primary bedroom, and a half bath is nicely tucked away from your main living area. Everything you need is on the main floor! A few stairs up from the main floor and you have two more bedrooms, both with walk in closets, and a full four piece bathroom to round off this floor. The basement is open for future development with space for two more bedrooms, another four piece bathroom, and a huge family room to host your friends! Outside you&rsquo;ll love that the deck is already built for you, and there is a great size true double garage. Located in the highly sought after Riverstone community with easy access to incredible schools, parks, a beautiful pond with fishing, restaurants, groceries, churches, and all amenities. Come see this perfect home that will tick all your boxes!