



GRASSROOTS
REALTY GROUP

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**222 Rivermill Manor W
Lethbridge, Alberta**

MLS # A2233030



\$500,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,082 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry		

Inclusions: Dishwasher, Electric Range, Microwave Range Hood, Refrigerator, Washer and Dryer, All window covering including curtains, rods and blinds, Garage Door Opener, Swing set, Garburator, Shed as is, yard hanging light. garage bench and peg board

As you drive up this quiet street in the desirable neighborhood of Riverstone, you are greeted by a beautiful Silver Maple tree that showcases this home. This bi-level features five bedrooms and three bathrooms! As you enter the foyer, you'll love the Iron/maple spindle railing. Laminate floors run throughout the main level, which boasts tall vaulted ceilings and ample natural light that floods into the home! The primary suite is located at the back of the house and includes its own en suite bathroom and double mirrored closet doors. Since the basement is a walkout, natural light also floods into the lower level, where you will find two large additional bedrooms. You will appreciate the charming brick fireplace and wall detail featured in the basement. The backyard is a showstopper, complete with a stunning pergola made of cedar/pressure treated wood topped with a metal roof and adorned with hanging lights. It provides a fantastic space for entertaining. In addition to the pergola, the backyard features underground sprinklers, raised flower beds, a built-in swingset, and the perfect spot for an above-ground pool. There's a paved back alley adjacent to the home, ensuring that you're not right up against your neighbors. Speaking of neighbors, I've heard they are fantastic, too! Recent updates to this home include a new 60-gallon hot water tank installed in December 2024, a new roof installed in 2015, and the refrigerator and dishwasher are approximately 3.5 years old. Call your favorite REALTOR® today to book a showing—this home will not last long!