



GRASSROOTS
REALTY GROUP

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**96 Rivermill Landing W
Lethbridge, Alberta**

MLS # A2233591



\$619,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,515 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island		

Inclusions: Underground Sprinkler system & Drip Irrigation, All Blinds

Custom Built, one owner raised bungalow with walk out basement in Riverstone. Fantastic opportunity for a family with St. Patrick's Elementary School close by, as well as Dr. Gerald Probe public elementary school as well as the University of Lethbridge. This home has so many features to enjoy. Livingroom with fireplace and hardwood floor plus possible formal dining, large kitchen, large island and an abundance of cabinets, room off kitchen could be office/den/craft room-great possibilities as its right off kitchen. Primary bedroom features jetted tub and separate shower, good size second bedroom and main floor laundry room. Basement is a walk out with large family/rec room. 2 good sized bedrooms and full bath as well as another area that could be used for exercise/craft room/possible 5th bedroom-great possibilities. Enjoy the wonderfully landscaped outdoor space with seating area on lower level and perfect deck for bbqing and morning coffee off kitchen. Would be a perfect family home in a very desirable neighborhood.