



GRASSROOTS
REALTY GROUP

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**112 Rivermill Landing W
Lethbridge, Alberta**

MLS # A2255455



\$539,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,327 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, See Remarks, Treed, Underground Sprin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan (direct vented), Washer, Dryer, Electric Wall Fireplace, Window Coverings, Central Air Conditioner, Garage Opener and Remote, Shed (as is), Underground Sprinklers, Rock Fountain (as is)

Walk-out Bilevel across from Rivermill Island Park! This dynamic 5 bedroom home offers the best of both a stylish design, and well established character. Major updating renovations were completed in 2022 including complete custom kitchen, flooring, paint, fixtures, and more. The yard has been developing since 2006, is well treed, tastefully landscaped, and provides a gorgeous private retreat on those hot summer days. Ascend to the primary bedroom suite that is very spacious, sports a walk-in closet with natural light, and is overlooking that island park. 2 other bedrooms on the main level, and 2 more bedrooms down gives you room for all of your clan. 3 FULL bathrooms throughout the home add to the convenience as well. A family/rec room in the lower level and true walk out access to your back yard will cater to your series binge-watching nights, hot tub sessions, and back yard BBQ's. This gem of a property could be available to move in to as early as 30 days...what are you waiting for?