



**GRASSROOTS**  
REALTY GROUP

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**27 Rivermill Landing W  
Lethbridge, Alberta**

**MLS # A2263131**



**\$499,500**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome Home to 27 Rivermill Landing &dash; Where Comfort Meets Convenience! Looking for the perfect place to raise your family? Look no further! Tucked away on a quiet street, this beautifully maintained bungalow is a hidden gem in one of the area's most desirable neighborhoods. With over 1,200 sq ft on the main floor, this spacious home welcomes you with vaulted ceilings, an open-concept layout, and natural light that fills every corner. With the kitchen positioned at the back of the home, there is access to a 12 x 12 deck and a secure, landscaped yard ideal for kids, pets, and weekend BBQs. Features of this home include: 3 bedrooms up, 3-piece ensuite, and 4 piece main bath w/ 6' jetted tub. Lower level includes 2 more bedrooms, laundry/storage, 4 piece bathroom and large family room ... so there's space for everyone. Double attached garage, off-street parking, central air, and more. You&rsquo;ll love the location &dash; just steps to St. Patrick's Elementary School via a convenient walkway and only a half-block from Riverstone Park, pond, and scenic pathways. Young families welcome &dash; and any time buyers, this is your chance! Don&rsquo;t wait &dash; homes like this don&rsquo;t stay on the market long. Be first in line to view this beautiful, move-in-ready home and start making memories that last a lifetime.