



**22 Rivergrove Run W  
Lethbridge, Alberta**

**MLS # A2299714**



**\$569,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge x2, Stoves x2, Dishwasher, Microwave, Washer/Dryer x2, sheds x2, gazebo, workbench in garage, garage shelves

You've been waiting for the perfect house? Your wait is over! Located in beautiful Riverstone and close to so many amenities. The RiverStone Dog Park is a block away, elementary and middle schools are very close and shopping is only minutes away. This home has been so well maintained it feels better than brand new! In perfect condition but with the added features that you won't get from a builder like a beautifully landscaped backyard, 2 sets of appliances and central A/C, you are ready to move into this practicality brand new house and start enjoying life. With 2 bedrooms up, 2 bedrooms down and a spacious living space on both floors, you have all the space you need for a growing family, or the extra room to generate revenue. The possibilities are truly endless in this beautiful home. I could go on forever, so just come take a closer look today!