



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**31 Rivergrove Lane W
Lethbridge, Alberta**

MLS # A2209713



\$565,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,464 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, washer, dryer, blinds, central air conditioner, garage door opener + remote

Dog lovers - this one is for you! This fully finished home in Riverstone is across the street from the Riverstone Dog Park! This family friendly area enjoys peaceful sunsets with views of the mountains, easy access to amenities and the coulees, plus there are plentiful green spaces nearby! A 5 bed, 3 full bath bi-level + bonus floor plan is functional, open and also features vaulted ceilings, skylights and a great backyard to boot! The main floor hosts an open concept living, dining and kitchen area with enough room to host the whole family! The primary is on the main with a huge 5 piece ensuite and walk-in closet. There are 2 bedrooms upstairs that share a 4 piece bathroom - a perfect spot for the kids! The basement has a well sized family room, 2 more bedrooms, another 4 piece bathroom, laundry room and storage space. Whether you want to sit out on the back deck this summer or take in the many walking paths Riverstone has to offer you won't be disappointed!