

# \$737,700 - 225 Rivergrove Chase W, Lethbridge

MLS® #A2224476

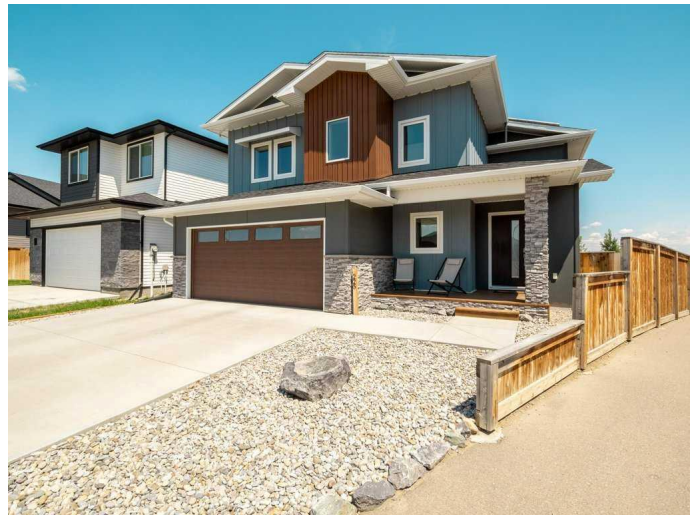
## \$737,700

3 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.17 Acres

Riverstone, Lethbridge, Alberta

\*\*\*\*\* THIRTY solar panels on this home produce more power in energy than it uses. In the summer this home generates enough power for itself and will pay for HALF the annual property TAX. This does include the air conditioning. The home has geothermal heating and cooling providing the upmost in lasting reliability and efficiency, no noisy ac compressor humming on hot summer nights. The heating and cooling all comes from the earth. This house has also been built with RADON mitigation system protecting it from any future concern or worry. It's designed for total energy efficient living. The main level offers the kitchen with lots of counters and cabinets, a large island with storage, nice size dining area with a very open front room. On the main floor there is a 2 piece bathroom. Off the main up and a few steps is the private primary bedroom and a large 5 piece bathroom. All bathrooms offer granite vanities. With energy efficient triple pane windows the main level has loads of abundant daylight light all day. Just off the kitchen there is a covered deck overlooking the back yard. Under that deck is the basement entrance to the back yard and plenty of space for a hot tub (electrical is there). The attached garage is completely insulated, drywalled and painted. The detached garage is also drywalled and painted and measures approx. 26x28. The lower level offers two good sized bedrooms with a 4 pc bathroom a recreation room. The lower utility room has the hot water tank and



Geothermal heat pump. In this room is also the monitoring system for the security cameras (4) covering the yard's front and back plus inside the front garage. The back yard is fenced and completely maintenance free, plus very private! All miniature shrubs are watered with a drip system. Access into the back yard provides mega space for RVs, trailers and or vehicles.

Built in 2020

### Essential Information

MLS® #	A2224476
Price	\$737,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.17
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	225 Rivergrove Chase W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8H9

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Double Garage Detached, Driveway

# of Garages 4

### Interior

Interior Features No Animal Home, No Smoking Home  
Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings  
Heating Geothermal  
Cooling Other  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Electric, Blower Fan  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony  
Lot Description Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, See Remarks  
Roof Asphalt Shingle  
Construction Composite Siding  
Foundation Poured Concrete, Slab

### Additional Information

Date Listed June 10th, 2025  
Days on Market 26  
Zoning RL

### Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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