

\$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 utmost in lasting reliability and efficiency, no noisy ac compressor humming on hot summer nights. The heating and cooling all comes from the earth. The home is 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. On the main level and a few steps up is the private primary bedroom and a large 5 piece bathroom. PLEASE NOTE THIS IS THE ONLY BEDROOM ON THE UPPER LEVEL. Other bedrooms are on the lower level. All the 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 Electric, Basement, Blower Fan
Has Basement Yes
Basement Finished, Full

Exterior

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

Additional Information

Date Listed June 10th, 2025
Days on Market 40
Zoning RL

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.