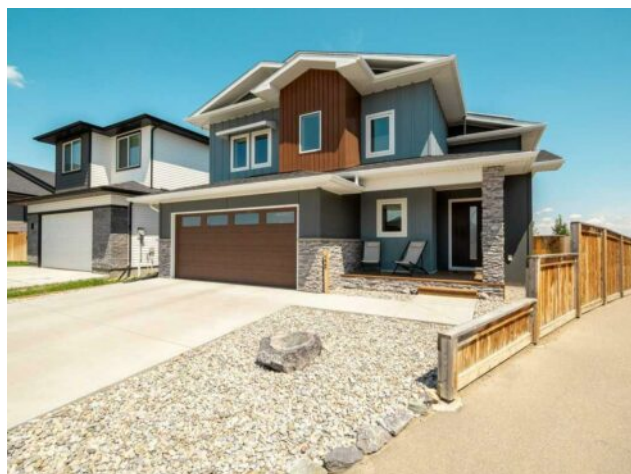


**225 Rivergrove Chase W  
Lethbridge, Alberta**

**MLS # A2224476**



**\$737,700**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, See Remarks		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Security cameras, Photovoltaics (solar panels), 200 amp electrical service

Get away from the regular high costs of electricity and natural gas with this NET-ZERO GREEN BUILT + house. THIRTY solar panels on this home produce more power in energy than is uses. That extra produced power is then transferred back into the electrical grid and can be used either as a credit for electrical power consumed or cash back. 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 ground. 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 so many triple pane windows in the home and on main level natural daylight light is real abundant especially in the morning. Off the kitchen there is a covered deck overlooking the back yard. Under that deck is the entrance to the back yard. 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.