

\$675,000 - 225 Rivergrove Chase W, Lethbridge

MLS® #A2104357

\$675,000

3 Bedroom, 3.00 Bathroom, 1,279 sqft

Residential on 0.17 Acres

Riverstone, Lethbridge, Alberta

Welcome to your sustainable sanctuary nestled on a quiet street, where modern living meets eco-friendly innovation. This remarkable residence is NET-ZERO PLUS...what does that even mean? It means that this home produces more energy on an annual basis than it consumes. This translates directly into savings for you as the home owner. The conservative estimate of \$500 per month savings on your utility bill for a house of this size is equivalent to \$80,000 worth of mortgage payment savings in perpetuity. How does it accomplish this? Through a perfect pairing of geothermal heating and cooling alongside solar panels and a home designed and built for energy efficiency. With a sprawling lot offering ample green space, room for parking, space to entertain and two double garages, this property provides both privacy and versatility. Natural light floods the open-concept living areas, creating a welcoming atmosphere ideal for relaxation or entertaining. Retreat to the master suite featuring even more natural light and a spa-like ensuite bath, while additional bedrooms offer flexible space for guests or home office needs. Embrace a sustainable lifestyle while enjoying the convenience and comfort of modern amenities in this net-zero plus oasis. Call your favourite REALTOR® today to schedule a showing and experience the epitome of sustainable luxury living.

Built in 2020



Essential Information

MLS® #	A2104357
Price	\$675,000
Sold Price	\$660,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,279
Acres	0.17
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

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

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Double Garage Detached

Interior

Interior Features	Breakfast Bar, Pantry, Walk-In Closet(s)
Appliances	See Remarks
Heating	Geothermal
Cooling	Full
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2024
Date Sold	April 2nd, 2024
Days on Market	49
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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