

\$599,900 - 31 Riverland Close W, Lethbridge

MLS® #A2216218

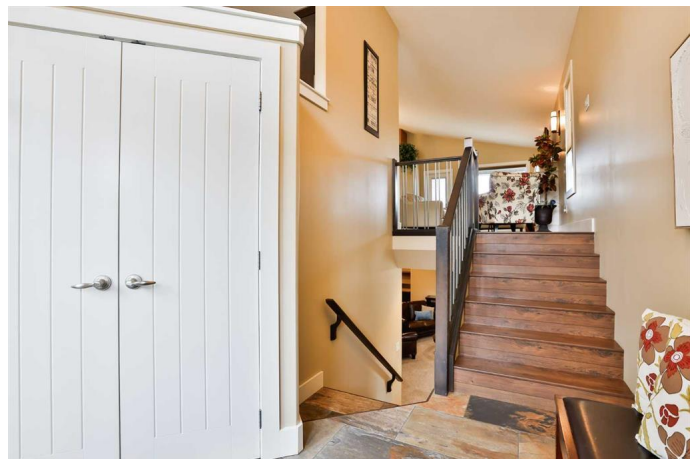
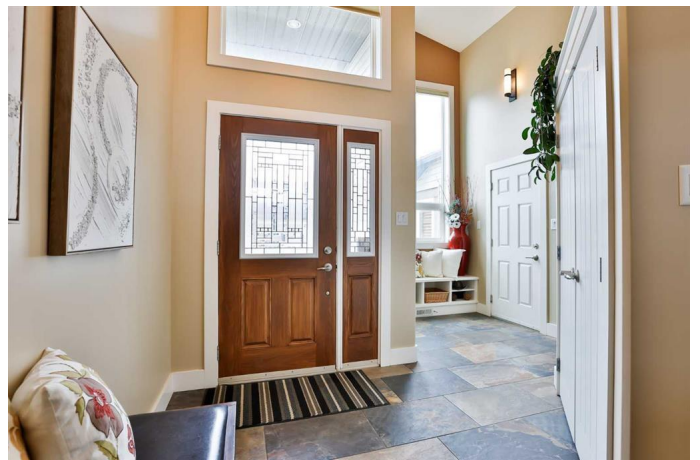
\$599,900

4 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.13 Acres

Riverstone, Lethbridge, Alberta

This stunning home in Riverstone is the warm welcome you've been searching for - and can no longer find with new construction. Located on a quiet, family-friendly street, this spacious bi-level embraces you at every turn. The double-entry leads you up into a vaulted, open-concept living area. (Or, slip through the laundry room and down the hall to your primary suite!) Your granite kitchen is so much more than a conventional galley, offering miles of counter space, a breakfast bar, coffee bar (or nook for the laptop), plus a clear view into your dining and living rooms. Step onto the covered deck in the summer while guests lounge on your paved patio all weekend. Your oversized primary suite offers a deep walk-in closet and luxurious 5-piece bath. (His and hers sinks, separate tub and shower, private water closet ... no sharing of space required!) The second bedroom down the hall is perfect for guests or a home office. As if this isn't enough space on the main level, the large, fully-finished basement allows those teens or guests to really stretch out! In addition to a massive family room with wet bar, there are 2 right-sized bedrooms, a 5-piece bath, AND a flex room. The utility room is big enough for extra storage and a second laundry area. (Did you notice you can have laundry on the main floor as well?) There is also a large crawl space for even MORE storage. You may never run out of room in this home. This thoughtfully designed home is truly a rare, west-Lethbridge find! Call your agent and come on over for a



private showing. You may wish to stay forever.

Built in 2012

Essential Information

MLS® #	A2216218
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,481
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	31 Riverland Close W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5T5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Oven, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	3
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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