

# **\$499,900 - 30 Riverview Crescent W, Lethbridge**

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MLS® #A2214726

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

Exceptional Four-Bedroom Bi-Level Home in Riverstone Subdivision!

Step into this stunning four-bedroom home, 3 full baths, showcasing the pride of ownership in every detail. With engineered hardwood floors, modern stainless steel appliances, large island, new counter tops and solid wood cabinets in the kitchen, this home has been meticulously maintained and thoughtfully curated for your comfort.

Experience the joy of an open concept layout that seamlessly connects living, dining, and kitchen spaces—perfect for entertaining and quality family time. The stylish, updated light fixtures enhance the neutral decor, creating an inviting ambiance throughout. The oversized Family room in the basement features a beautiful river rock gas fireplace, large daylight windows and there is room if you needed to add a 5th bedroom.

Soar to new heights with vaulted ceilings that add an air of elegance and spaciousness. Step outside to your covered, screened-in deck, where you can unwind in the beautifully landscaped, fenced yard with BBQ gas lines x 2 —a true testament to the care and pride taken in this home.

Your vehicles will find a safe haven in the double attached garage, equipped with heating and epoxy flooring, combining functionality and style.

Enjoy peace of mind with a high-efficiency furnace, water softener, and hot water on demand, ensuring your home operates at its



best.

While the laundry is located in the basement, rest easy knowing there is a rough-in for a main floor laundry option, adding to your versatility.

With under-deck storage and generous storage options throughout the home, youâ€™ll have plenty of space to keep everything organized.

This splendid property is not just a houseâ€”it's a lifestyle choice. With every modern convenience and a serene surrounding environment, your ideal living experience awaits! Donâ€™t miss the chance to own a home that truly reflects pride of ownership. Contact your favorite realtor to schedule a personal tour and discover all the incredible features this home has to offer!

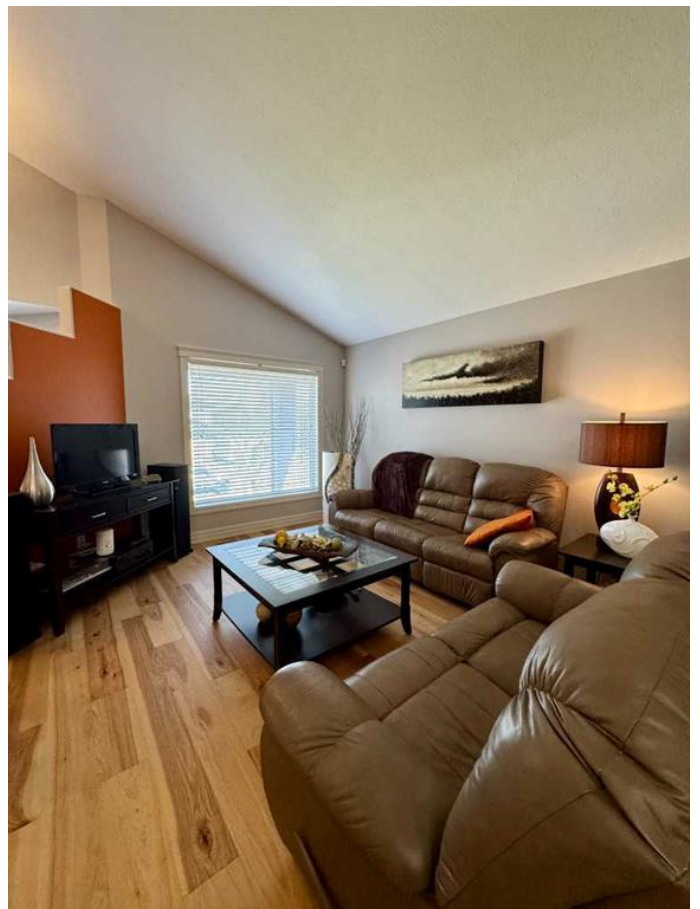
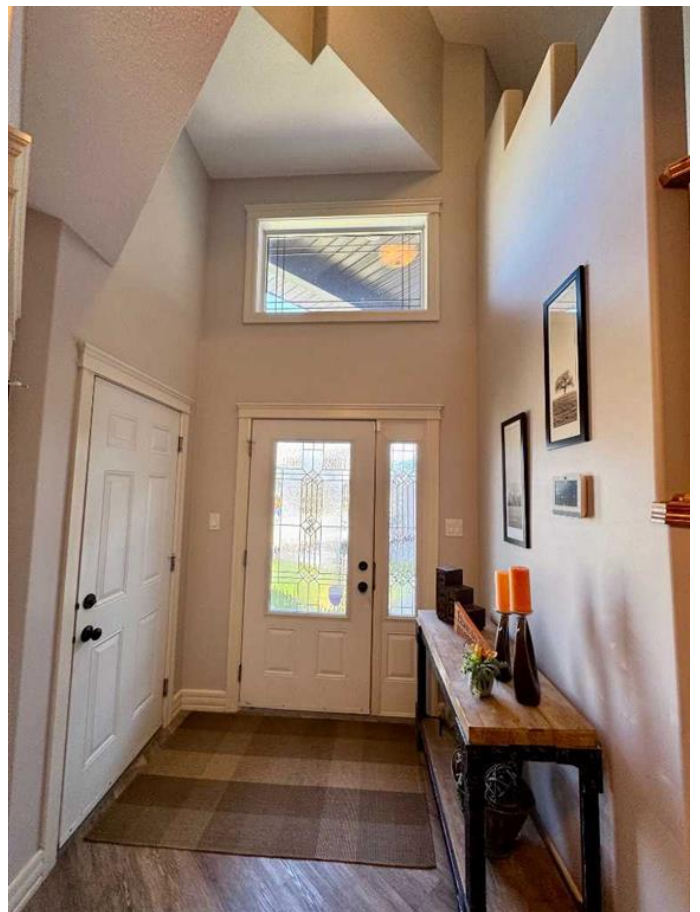
Built in 2007

### Essential Information

MLS® #	A2214726
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,337
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	30 Riverview Crescent W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge



Province	Alberta
Postal Code	T1K 5E7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Laminate Counters, Solar Tube(s), Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Tankless Water Heater
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, City Lot, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-L

### Listing Details

Listing Office	Lethbridge Real Estate.com
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