

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

MLS® #A2216218

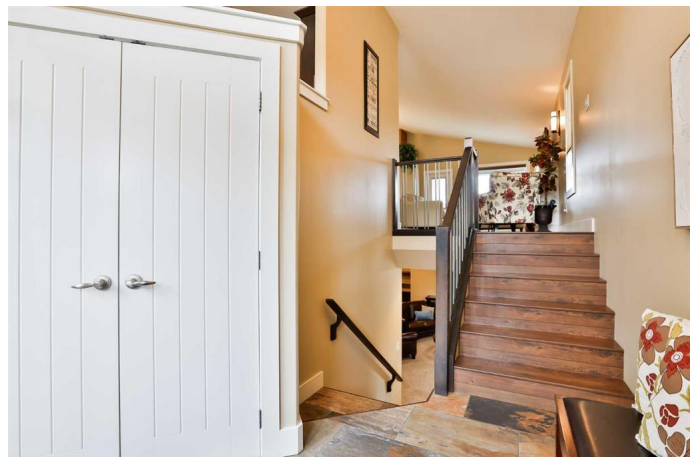
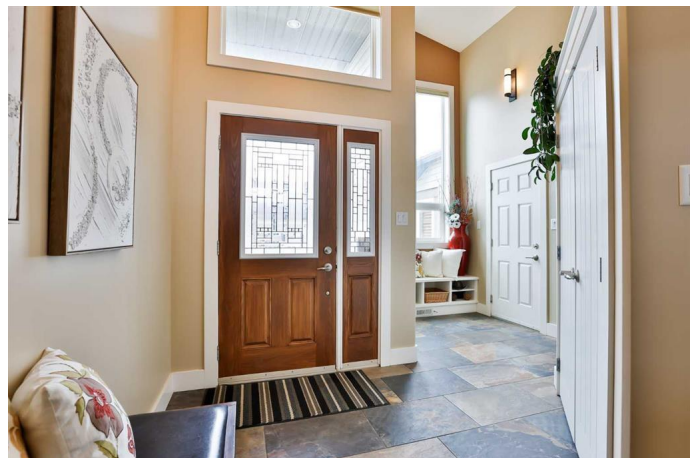
**\$599,900**

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, Vaulted Ceiling(s), Walk-In Closet(s), Tankless Hot Water
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	1
Zoning	R-L

### Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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