

# \$619,900 - 96 Rivermill Landing W, Lethbridge

MLS® #A2233591

**\$619,900**

4 Bedroom, 3.00 Bathroom, 1,515 sqft

Residential on 0.13 Acres

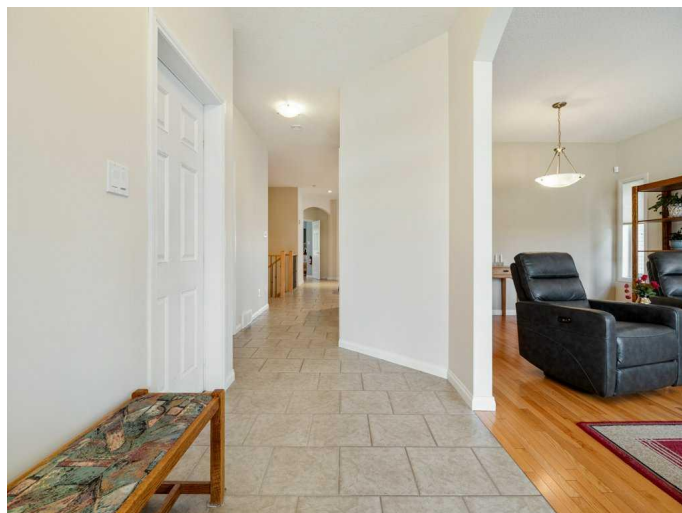
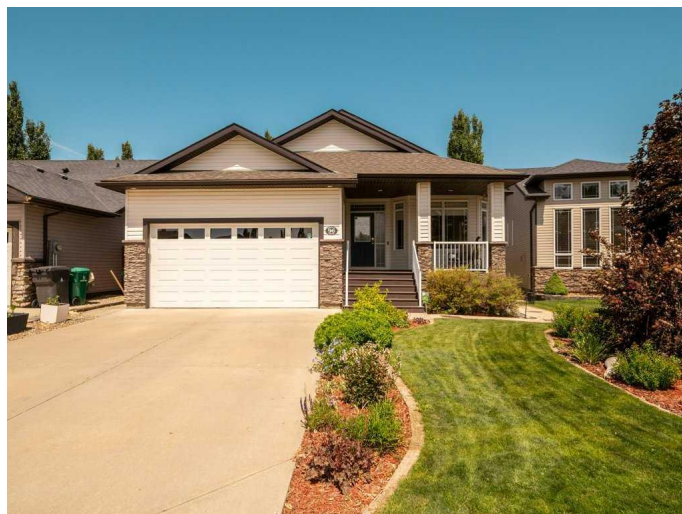
Riverstone, Lethbridge, Alberta

Custom Built, one owner raised bungalow with walk out basement in Riverstone. Fantastic opportunity for a family with St. Patrick's Elementary School close by, as well as Dr. Gerald Probe public elementary school as well as the University of Lethbridge. This home has so many features to enjoy. Livingroom with fireplace and hardwood floor plus possible formal dining, large kitchen, large island and an abundance of cabinets, room off kitchen could be office/den/craft room-great possibilities as its right off kitchen. Primary bedroom features jetted tub and separate shower, good size second bedroom and main floor laundry room. Basement is a walk out with large family/rec room. 2 good sized bedrooms and full bath as well as another area that could be used for exercise/craft room/possible 5th bedroom-great possibilities. Enjoy the wonderfully landscaped outdoor space with seating area on lower level and perfect deck for bbqing and morning coffee off kitchen. Would be a perfect family home in a very desirable neighborhood.

Built in 2006

## Essential Information

MLS® #	A2233591
Price	\$619,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,515
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	96 Rivermill Landing W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8B4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Jetted Tub, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	12
Zoning	R-L

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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