\$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 2

Zoning R-L

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.