

# \$725,000 - 22 Riverview Crescent W, Lethbridge

MLS® #A2238830

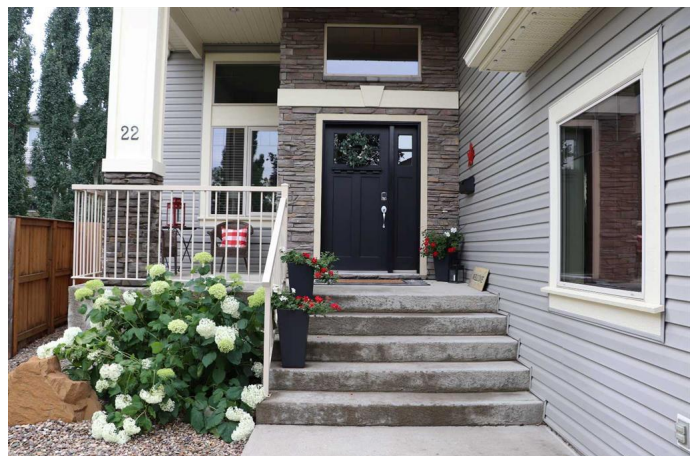
**\$725,000**

4 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

Designed and custom built with luxury, appeal, and function in mind! Inside and out, the home has a classy and inviting vibe that lends itself well to your daily enjoyment or for entertaining guests. The spacious front entryway welcomes you inside to a lengthy list of impressive features and upgrades that include towering ceilings, oversized windows, hardwood flooring, an elegant fireplace feature wall, spacious dining area leading to an appealing and efficient kitchen complete with maple cabinetry, numerous roll-out drawers, island and breakfast bar, granite counter tops and walk-in pantry. The convenient main floor laundry room also includes maple cabinetry, a sink and LG steam appliances. On the upper floor there are three bedrooms highlighted by an oversized Primary suite with a luxurious 5 pc ensuite that includes a jetted tub, California shower, and a large walk-in closet. The professionally developed lower level provides you with even more living space that features a family room, den, bedroom, and a fourth full bathroom. Perfect for teenagers or for guests. Step outside the kitchen door onto a private and sheltered pergola that overlooks one of Junji's professional landscaping masterpieces! Large trees and shrubs encase your outdoor living space and frame a calming water feature pond, paving stone walkways, and ground level patio. This space is sure to bring you countless hours of peace and quiet to begin or end your day. Extra features worth mentioning include underground sprinklers,



natural gas line to your BBQ, a fully finished 24â€™x24â€™ garage, Gemstone soffit light system, H.E furnace, tankless hot water heater, as well as five major appliances included. Enjoy the surroundings offered by Riverstone that include walkways, streams, ponds, playgrounds, coulee views and trails, schools, nearby University of Lethbridge, and Paradise Canyon Golf Resort.

Built in 2007

### Essential Information

MLS® #	A2238830
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,996
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 Riverview Crescent W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5E7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Underground Sprinklers, Waterfall
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Zoning	R-L

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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