

# \$529,900 - 112 Rivermill Landing W, Lethbridge

MLS® #A2255455

**\$529,900**

5 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.13 Acres

Riverstone, Lethbridge, Alberta

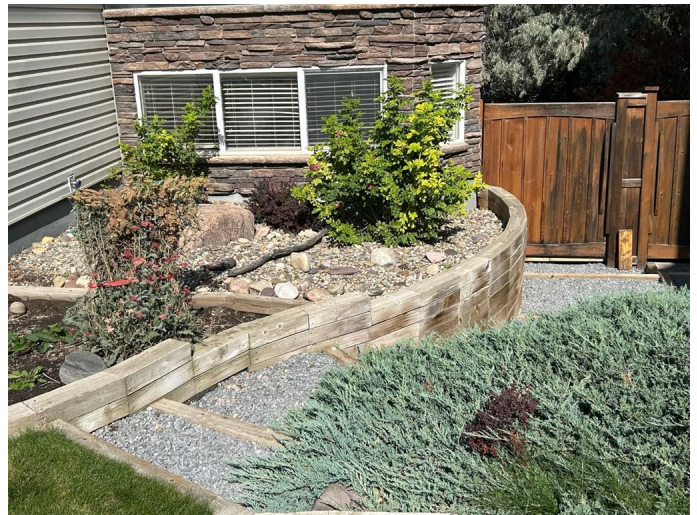
Walk-out Bilevel across from Rivermill Island Park! This dynamic 5 bedroom home offers the best of both a stylish design, and well established character. Major updating renovations were completed in 2022 including complete custom kitchen, flooring, paint, fixtures, and more. The kitchen certainly exudes a luxurious feel with the black cabinetry, white flecked quartz countertops, and gold tile accents; yet still is very functional with the oversized, low island counter height and convenient beverage bar. The yard has been developing since 2006, is well treed, tastefully landscaped, and provides a gorgeous private retreat on those hot summer days. Ascend to the primary bedroom suite that is very spacious, sports a walk-in closet with natural light, and is overlooking that island park. 2 other bedrooms on the main level, and 2 more bedrooms down gives you room for all of your clan. 3 FULL bathrooms throughout the home add to the convenience as well. A family/rec room in the lower level and true walk out access to your back yard will cater to your series binge-watching nights, hot tub sessions, and back yard BBQ's. This gem of a property could be available to move in to as early as 30 days...what are you waiting for?

Built in 2006

## Essential Information

MLS® #

A2255455



|                |                   |
|----------------|-------------------|
| Price          | \$529,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,327             |
| Acres          | 0.13              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 112 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 | Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks |
| Appliances        | See Remarks                                                                          |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | Central Air                                                                          |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                             |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard, Playground                                              |
| Lot Description   | Back Yard, Landscaped, See Remarks, Treed, Underground Sprinklers, Greenbelt |
| Roof              | Asphalt Shingle                                                              |

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete, See Remarks       |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 46                   |
| Zoning         | R-L                  |

**Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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