

# **\$584,900 - 131 Riverland Close W, Lethbridge**

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MLS® #A2207110

**\$584,900**

4 Bedroom, 4.00 Bathroom, 1,805 sqft

Residential on 0.12 Acres

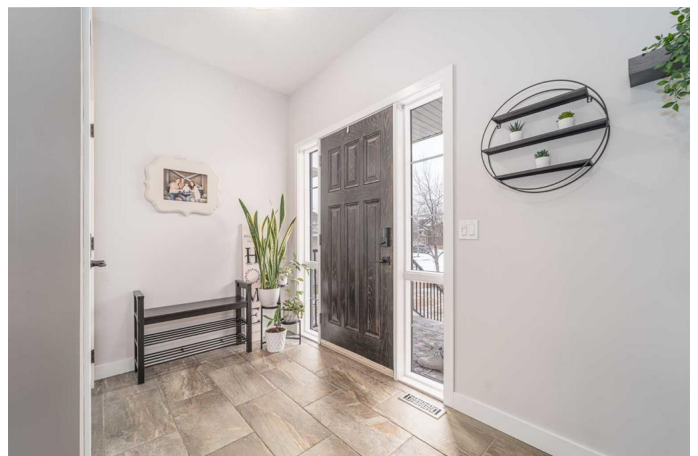
Riverstone, Lethbridge, Alberta

Welcome to this stunning two-level home, nestled in the tranquil and highly sought-after neighborhood of Riverstone, just moments away from the serene river valley, local parks, schools, and a charming pond. This beautiful property boasts modern features throughout, offering both comfort and style for a growing family.

The open floor plan creates a bright and inviting atmosphere, perfect for everyday living and entertaining. The living room is centered around a cozy gas fireplace, ideal for those chilly evenings. The spacious kitchen is a chef's dream, featuring a large pantry and plenty of counter space for meal preparation. The flooring on this level was recently updated and included is exterior lighting in the eaves controlled via an app.

Conveniently located, the garage opens directly into a spacious laundry room, adding to the home's functionality. Upstairs, the master bedroom is a true retreat, complete with a large ensuite and a walk-in closet, offering both luxury and privacy. Two additional well-sized bedrooms share a full bathroom, perfect for family or guests.

The fully finished basement adds even more living space, with a large rec room and an additional bedroom and bathroom, perfect for entertaining or accommodating visitors.



Step outside into the private backyard, offering a generous space for outdoor activities or relaxation. Included is a play structure so you can keep an eye on your little ones, and the alley access provides even more privacy from your back neighbours. This home is truly a perfect blend of modern living and a peaceful, family-friendly location.

Built in 2012

### **Essential Information**

MLS® #	A2207110
Price	\$584,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,805
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	131 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	Central Vacuum, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 31st, 2025
Days on Market	21
Zoning	R-L

## Listing Details

Listing Office	REAL BROKER
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