

# \$460,000 - 61 Rivercrest Court W, Lethbridge

MLS® #A2213023

**\$460,000**

4 Bedroom, 3.00 Bathroom, 1,167 sqft

Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

Welcome to this beautifully maintained home in a desirable, family-friendly neighborhood. Located on a quiet cul-de-sac, offers space, style, and comfort – perfect for your next chapter. Step into the tiled front entry, where you™re welcomed by a bright living space featuring laminate flooring and a vaulted ceiling that creates an open, airy feel. The kitchen is nice and bright, tiled flooring, newer appliances, granite counters tops in the bathrooms. The primary bedroom features a walk-in closet and a private 3-piece ensuite. Upstairs you™ll find three spacious bedrooms, while the third floor offers a large family room with laminate flooring and an additional bedroom with its own 4-piece bathroom – ideal for guests or a growing family. The laundry is in the basement that is undeveloped waiting for you to finish. There is built-in VacuFlow with attachments, Air conditioning and the backyard in already wired for a hot tub. Step outside to the lovely yard with mature trees, a nice cement patio, shed, and underground sprinklers in both the front and back yards. Immediate possession available!

Built in 2001

## Essential Information

MLS® # A2213023

Price \$460,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,167
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	61 Rivercrest Court W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7P4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, Treed, Underground Sprinklers
Roof	Asphalt
Construction	Stone, Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 18th, 2025

Days on Market            8

Zoning                        R-L

### **Listing Details**

Listing Office                Lethbridge Real Estate.com

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