

# \$659,800 - 22 Riverview Crescent W, Lethbridge

MLS® #A2238830

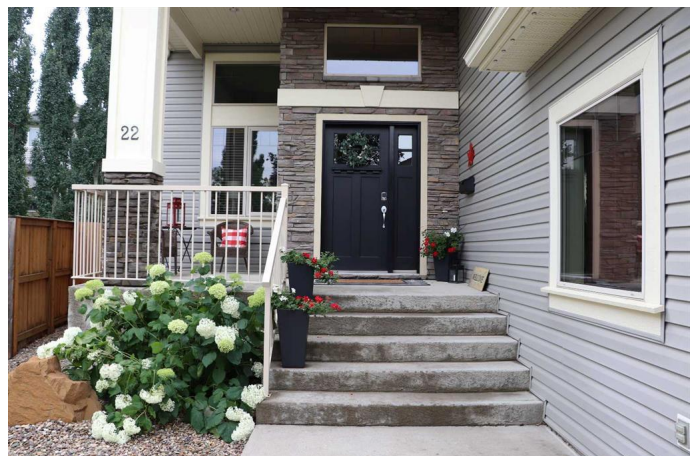
**\$659,800**

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 24'x24' 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          | \$659,800   |
| 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, Kitchen Island, Pantry, Granite Counters, Jetted Tub |
| 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          | 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 |
| Days on Market | 102             |
| Zoning         | R-L             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.