

# \$649,900 - 74 Rivermont Crescent W, Lethbridge

MLS® #A2256183

**\$649,900**

6 Bedroom, 3.00 Bathroom, 1,753 sqft  
Residential on 0.12 Acres

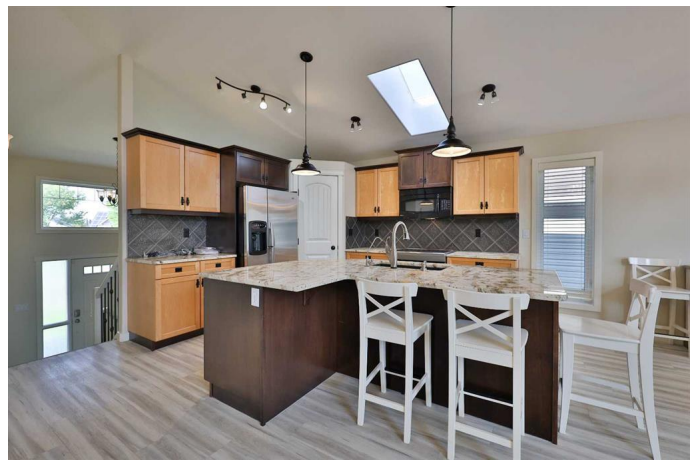
Riverstone, Lethbridge, Alberta

Welcome to 74 Rivermont Crescent W â€” a stunning, designed and custom-built bi-level tucked away on a quiet street in West Lethbridge! With 5 bedrooms plus an office, this walk-out home offers all the space your family needs and more. Overlooking peaceful green space, itâ€™s only a couple of minutes walking up the crescent to a park featuring a stocked fishing pond and deck, a premium playground, and scenic nature trails. Coulee trails and an off-leash dog park are within walking distance too!

Step inside to a bright, open-concept main floor featuring quartz countertops, updated flooring, skylight, and oversized windows that flood the space with natural light. The spacious primary suite comes complete with a walk-in closet and a 4-piece ensuite with double sinks and a relaxing jetted tub.

The fully finished walk-out basement is filled with natural light and includes extra bedrooms, a full bathroom, and an office that could serve as a 6th bedroom. A focal gas fireplace and a ready hook-up for a projector make it the perfect spot for cozy family movie nights.

Outside, enjoy a large furnished patio with an outdoor propane fireplace and a ready-to-use hot tub that all stay with the home. The fenced, professionally landscaped backyard showcases mature trees, a perennial garden, and underground sprinklers. Add in two



beautiful fountains, central A/C, and a double attached garage, and this home truly has it all!

Don't miss your chance to own this incredible property in one of West Lethbridge's most desirable neighborhoods!

Built in 2005

### Essential Information

MLS® #	A2256183
Price	\$649,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,753
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	74 Rivermont Crescent W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8A5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Alley Access
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted
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	Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2025
Days on Market	6
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
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