

\$532,000 - 89 Riverine Lane W, Lethbridge

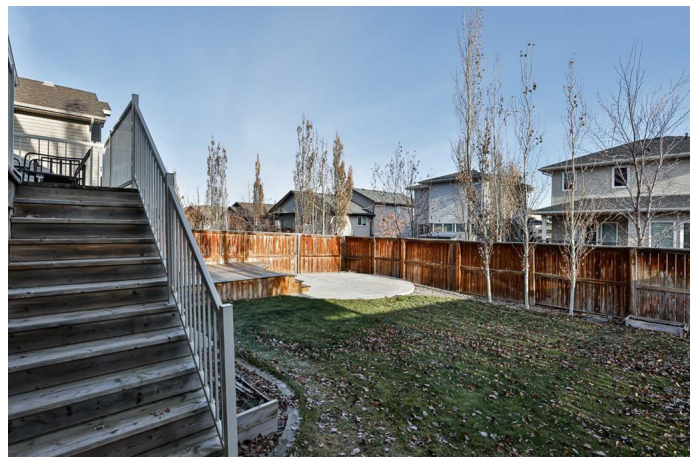
MLS® #A2092148

\$532,000

4 Bedroom, 4.00 Bathroom, 1,892 sqft
Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

Attention families waiting for the perfect home to pop up in the highly desirable community of Riverstone—here is your fully developed two story, and it's™s even in walking distance to the elementary school. This fantastic home features a walk up basement, large windows, a gas fireplace, maple stained kitchen cabinets with quartz countertops, stainless steel appliances, a corner pantry, main floor laundry with built in pet wash station, AND extra built in storage with custom lockers. The back yard has an expanded upper deck with stairs to grade, a custom lower deck with concrete pad for future pool, underground sprinklers, and towering poplars for privacy. Beautiful custom railing with 3 metal spindle and white newel post details accentuate the stairs to the media room on the second floor at the front of the home. The media room features large windows, and a desk area making it a great multipurpose space. At the rear of the home there are three bedrooms, the two spare bedrooms share a Jack and Jill ensuite with double sinks, and separated shower and toilet room. The primary bedroom has an amazing ensuite with double sinks, granite countertops, tiled floors, a jetted tub with TV, custom tiled glass shower, and private water closet—it really is an oasis anyone would love! The forced walk up basement is fully developed with an oversize bedroom, and large walk-in closet, a full bathroom, and extra large windows because of the walk up! Some of the extra features in the home are a fire



suppression system (sprinklers throughout) with tank in the mechanical room, on-demand hot water, and an HRV system for continuous fresh air. The icing on the cake to round off this absolutely incredible home is the oversize garage with gas heater. This home has been well-maintained and is loaded with many wonderful features that will check all the boxes for your family. Riverstone is zoned for exceptional elementary and junior high schools located just a couple minutes away. The community has a stocked fishing pond, dog park, many lovely walking paths in the parks and coulees, a playground, and so much more. Call your favourite realtor today and come see this one before another family snags it up!

Built in 2012

Essential Information

MLS® #	A2092148
Price	\$532,000
Sold Price	\$522,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,892
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	89 Riverine Lane W
Subdivision	Riverstone
City	Lethbridge

County	Lethbridge
Province	Alberta
Postal Code	T1K 5V6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Underground Sprinklers, Open Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2023
Date Sold	January 30th, 2024
Days on Market	81
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - 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.