

# \$520,000 - 36 Riverton Crescent W, Lethbridge

MLS® #A2126154

## \$520,000

4 Bedroom, 4.00 Bathroom, 1,834 sqft

Residential on 0.13 Acres

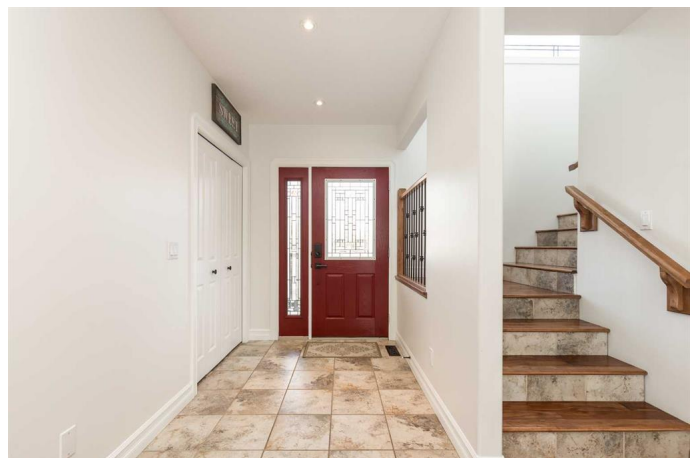
Riverstone, Lethbridge, Alberta

This beautiful 2 storey has 4 beds and 4 bathrooms and is located on a quiet street in Riverstone. There are beautiful hardwood floors throughout most of the main level, which has a gas fireplace, wet bar and an open concept, living dining and kitchen area. The kitchen is spacious with granite countertops, stainless appliances, and a corner pantry. From the kitchen you can use the sliding doors to enjoy the landscaped backyard (drought-resistant xeriscaping). The main level also has a 1/2 bathroom and main floor laundry. The hardwood floors continue to the upper level where you will find 3 bedrooms, including a spacious primary with a full ensuite. Enjoy heated floors in the ensuite and main bathroom. The basement level has a 2nd fireplace, a wet bar, a family room, and the 4th bedroom and 4th bathroom. Clean, bright, and move in ready, complete with AC and a double attached garage. Call your favorite agent and book a showing today.

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2126154  |
| Price      | \$520,000 |
| Sold Price | \$521,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,834       |
| Acres          | 0.13        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 36 Riverton Crescent W |
| Subdivision | Riverstone             |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 5P3                |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |

### **Interior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, Kitchen Island, Pantry |
| Appliances        | See Remarks                                           |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | Central Air                                           |
| Fireplace         | Yes                                                   |
| # of Fireplaces   | 2                                                     |
| Fireplaces        | Gas                                                   |
| Has Basement      | Yes                                                   |
| Basement          | Finished, Full                                        |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Yard, Front Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Concrete, Wood Siding                                  |
| Foundation        | Poured Concrete                                        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 2nd, 2024  |
| Date Sold      | June 7th, 2024 |
| Days on Market | 36             |
| Zoning         | R-L            |
| HOA Fees       | 0.00           |

**Listing Details**

Listing Office            Lethbridge Real Estate.com

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