

## 4 Rivermill Landing W Lethbridge, Alberta

MLS # A2303478



# \$605,000

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, French Door, Kitchen Island, Laminate Counters, Pantry, Skylight(s)		

**Inclusions:** Air Conditioner, Fridge, Microwave, Gas Stove, Dishwasher, Washer/Dryer, All window coverings - curtains, rods and blinds, 2 x Garage Door Openers, Water Softener, Shed ( Not shown on RPR) Underground Sprinklers "as is"

If you're looking for a six-bedroom home—look no further! This fully developed bi-level offers 2 bedrooms on the main floor and 4 additional bedrooms in the basement, providing incredible space for families of all sizes. Located in the highly desirable Riverstone neighbourhood, just steps from St. Patrick Fine Arts Elementary School, you'll love the nearby park, pond, and extensive walking paths. This home boasts beautiful street appeal with a covered front veranda, pillars, and added stonework for a warm, inviting exterior. The main floor features hardwood and tile flooring throughout and an open-concept layout connecting the kitchen, dining, and living areas—perfect for entertaining. The kitchen offers stainless steel appliances, including a gas range and newer hood fan, ample cabinetry with pot and pan drawers, and a stunning frosted glass double-door pantry. A large skylight floods the entire main floor with natural light. Just off the kitchen is a combined mudroom and laundry area with built-in cabinetry, desk space, and shelving for extra storage, plus an additional skylight. This space provides direct access to the double attached garage, which is drywalled and insulated. The primary bedroom is located at the back of the home and features a spacious ensuite with recently updated glass shower, jetted tub, walk-in closet, double vanity, transom windows, and a skylight—creating a bright and relaxing retreat. Off the dining room is a covered side deck, offering a protected outdoor space with stairs leading down to the backyard. The yard is fully fenced with low-maintenance PVC fencing, includes underground sprinklers, and features a recently installed shed. A maple and iron spindle railing leads to the basement, where large windows and a gas fireplace create a bright and welcoming space. You'll find 4 bedrooms, a

recently updated bathroom, and exceptional storage, including under-stair storage, a large double closet, a linen closet, and an additional flex/storage room separating the rear bedrooms. This property has seen many updates over the years, including a roof (2014), furnace (approx. 4 years ago), air conditioning (approx. 5 years ago), hot water on demand (March 2026), Water softener (approx. 4 years ago), new blinds, front door, and carpets (approx. 6 years ago). Appliances have also been updated within the past 3&ndash;8 years. If you&rsquo;re looking for a spacious home in the desirable Riverstone area, call your REALTOR&reg; today!