

# \$674,900 - 18 Riverine Lane W, Lethbridge

MLS® #A2188206

**\$674,900**

5 Bedroom, 4.00 Bathroom, 2,119 sqft

Residential on 0.13 Acres

Riverstone, Lethbridge, Alberta

Discover unmatched Privacy and Value!

Welcome to an incredible opportunity in the heart of Riverstone! This beautifully crafted bi-level by Greenwood Homes backs directly onto a scenic creek and expansive greenspace—providing unmatched privacy with no neighbors directly behind and a tranquil natural backdrop. Priced well below replacement cost, this home delivers outstanding value for discerning buyers. With over 3,330 sq. ft. of meticulously finished living space, this 5-bedroom, 3.5-bathroom home offers a thoughtful and executive-style layout, perfectly designed for family life and entertaining. The open-concept main floor features a granite kitchen with brand-new stainless steel appliances, a bright dining space, and a cozy living room complete with built-in shelving and a gas fireplace. The luxurious main-floor primary suite includes a trayed ceiling, a spa-like 5-piece ensuite with a jetted tub, and a generous walk-in closet. Added convenience comes from main-floor laundry and a practical, family-friendly layout with no wasted space. Downstairs, enjoy a massive light-filled family room with large windows, a second gas fireplace, and direct access to the covered walk-out basement leading to your landscaped, low-maintenance yard with artificial turf. The oversized double garage and serene location make this home both elegant and practical. Nestled in a quiet, sought-after neighborhood close to schools, parks, and amenities, this home offers privacy,



space, and serenity at an unbeatable price.  
Incredible value based on replacement, per  
square foot basis and Tax assessment! â€”see  
it to believe it!

Built in 2012

### **Essential Information**

MLS® #	A2188206
Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,119
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	18 Riverine Lane W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0P6

### **Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island,
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	Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Mantle, Masonry
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 18th, 2025
Days on Market	153
Zoning	R-L

## Listing Details

Listing Office	Century 21 Foothills South Real Estate
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