

112 Rivermill Landing W Lethbridge, Alberta

MLS # A2255455



\$529,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,327 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, See Remarks, Treed, Underground Sprin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan (direct vented), Washer, Dryer, Electric Wall Fireplace, Window Coverings, Central Air Conditioner, Garage Opener and Remote, Shed (as is), Underground Sprinklers, Rock Fountain

Walk-out Bilevel across from Rivermill Island Park! This dynamic 5 bedroom home offers the best of both a stylish design, and well established character. Major updating renovations were completed in 2022 including complete custom kitchen, flooring, paint, fixtures, and more. The kitchen certainly exudes a luxurious feel with the black cabinetry, white flecked quartz countertops, and gold tile accents; yet still is very functional with the oversized, low island counter height and convenient beverage bar. The yard has been developing since 2006, is well treed, tastefully landscaped, and provides a gorgeous private retreat on those hot summer days. Ascend to the primary bedroom suite that is very spacious, sports a walk-in closet with natural light, and is overlooking that island park. 2 other bedrooms on the main level, and 2 more bedrooms down gives you room for all of your clan. 3 FULL bathrooms throughout the home add to the convenience as well. A family/rec room in the lower level and true walk out access to your back yard will cater to your series binge-watching nights, hot tub sessions, and back yard BBQ's. This gem of a property could be available to move in to as early as 30 days...what are you waiting for?