

30 Riverview Crescent W Lethbridge, Alberta

MLS # A2263036



\$539,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,407 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Blinds, Gas Heater in garage

Welcome to 30 Riverview Crescent — a beautifully maintained home in one of Lethbridge's most established neighborhoods. With thoughtful updates, bright living spaces, and a functional design, this property offers both comfort and practicality. The main level features hardwood flooring throughout a spacious living and dining area, a well-appointed kitchen with laminate countertops, coffee bar with under-cabinet lighting, and a sun tube that brightens the space. Two bedrooms and a full bathroom complete this level. A few steps up, the primary bedroom sits on its own private level, complete with a walk-in closet and full ensuite — a quiet retreat at the end of the day. Downstairs, you'll find a cozy family room with a gas fireplace, an additional bedroom, another full bathroom, and plenty of storage. Outside, the covered patio provides space to relax or entertain, dry storage conveniently located underneath and an aggregated patio with gas hookup. Additional features include air conditioning, a heated double garage with upgraded epoxy flooring, Navien on-demand hot water, soft water system, and a roof replaced in 2017. Located in a quiet, family-friendly area close to parks, schools, and walking paths, this home shows pride of ownership and has been well cared for inside and out.