

\$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, Oversized, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # 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, |
|-------------------|--|

| | |
|-----------------|---|
| | Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Sump Pump(s), Tray Ceiling(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas, Central |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Gas, Mantle, Masonry, Basement |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

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

Additional Information

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|----------------|--------------------|
| Date Listed | January 18th, 2025 |
| Days on Market | 158 |
| Zoning | R-L |

Listing Details

| | |
|----------------|--|
| Listing Office | Century 21 Foothills South Real Estate |
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