



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**34 Rivermont Crescent W
Lethbridge, Alberta**

MLS # A2219160



\$815,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,639 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, See Remark		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Tankless Hot Water, Walk-In Closet(s)

Inclusions: ice maker & dishwasher in bar area, underground sprinklers, 2 mounted TV's. pool table & accessories

For the family that needs room to grow—and space to connect. Welcome to 34 Rivermont Crescent, where your next chapter begins. This rare “Bungalow” in the architecturally rich community of Riverstone offers over 3,600 sq.ft. of thoughtfully designed living space—ideal for multigenerational living. Imagine grandparents enjoying the quiet privacy of the loft-style primary retreat, while the main floor brings everyone together with an open-concept kitchen, dining area, and vaulted great room made for laughter and memory-making. Downstairs, the walk-out basement opens new possibilities: a massive living/rec/games space, three additional bedrooms, a 4-piece bath, wet bar, and even a sunroom—perfect for a hot tub or quiet morning coffee. And with direct access to a serene, treed backyard overlooking a brook and park, there's space for every generation to thrive. Our role? To help families like yours find not just a house, but a home that fits everyone. Is this the one?