



GRASSROOTS
REALTY GROUP

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

**74 Rivermont Crescent W
Lethbridge, Alberta**

MLS # A2256183



\$625,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,753 sq.ft.	Age:	2005 (20 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Standard Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave hood fan, upright freezer (garage), bar refrigerator (basement), washer, dryer, garage door opener(s) & remote(s), window coverings

Welcome to 74 Rivermont Crescent W — a stunning, designed and custom-built bi-level tucked away on a quiet street in West Lethbridge! With 5 bedrooms plus an office, this walk-out home offers all the space your family needs and more. Overlooking peaceful green space, it's only a couple of minutes walking up the crescent to a park featuring a stocked fishing pond and deck, a premium playground, and scenic nature trails. Coulee trails and an off-leash dog park are within walking distance too! Step inside to a bright, open-concept main floor featuring quartz countertops, updated flooring, skylight, and oversized windows that flood the space with natural light. The spacious primary suite comes complete with a walk-in closet and a 4-piece ensuite with double sinks and a relaxing jetted tub. The fully finished walk-out basement is filled with natural light and includes extra bedrooms, a full bathroom, and an office that could serve as a 6th bedroom. A focal gas fireplace and a ready hook-up for a projector make it the perfect spot for cozy family movie nights. Outside, enjoy a large furnished patio with an outdoor propane fireplace and a ready-to-use hot tub that all stay with the home. The fenced, professionally landscaped backyard showcases mature trees, a perennial garden, and underground sprinklers. Add in two beautiful fountains, central A/C, and a double attached garage, and this home truly has it all! Don't miss your chance to own this incredible property in one of West Lethbridge's most desirable neighborhoods!