



**61 Rivercrest Court W  
Lethbridge, Alberta**

**MLS # A2288349**



**\$512,500**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Private, Rectangular Lot, Treed, Undergrou		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Tucked away in a quiet cul-de-sac in one of Lethbridge's sought-after family neighbourhoods, this beautifully reimagined 4-level split offers approximately 1,200 square feet of thoughtfully updated living space designed for both comfort and modern style. Extensively upgraded within the past year, the home has been freshly painted throughout — including ceilings — creating a bright, cohesive aesthetic. The kitchen has been elevated with elegant quartz countertops, a new sink and faucet, a contemporary tiled backsplash, and a premium appliance package featuring a Samsung refrigerator, Frigidaire Gallery induction range, and Miele dishwasher. The main level features new subflooring and luxury vinyl plank, complemented by all new floor coverings across the three developed levels. New lighting throughout enhances the home's warm, modern ambiance. Upstairs offers three bedrooms, while the lower level presents an expansive family room and additional bedroom with ensuite — ideal for guests, a private retreat, or home office. Bathrooms have been refreshed with new faucets and comfort height toilets. Mechanical updates include a new Lennox fHRV system for improved efficiency and year-round comfort. Laundry is complete with new LG washer and dryer. Exterior improvements include a new front railing, and recent professional tree pruning along with the inground sprinkler system. The double attached garage is insulated and drywalled. A truly move-in-ready residence offering quality upgrades, functional layout, and a desirable cul-de-sac location — an exceptional opportunity for discerning buyers. Enjoy living in Riverstone, an amazing community, offering parks, pathways, and coulees. And offered at an affordable price for a new family!