



DJ Golden
REAL ESTATE

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74 Rivermont Crescent W
Lethbridge, Alberta

MLS # A2256183



\$649,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, garage door opener(s) & remote(s), window coverings

Welcome to 74 Rivermont Crescent W — a stunning, fully developed 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! Step inside to a bright, open-concept main floor featuring quartz countertops, updated flooring, and seamless flow from kitchen to dining to living space. Walk out onto your private deck and take in the view of the landscaped yard and peaceful green space — the perfect spot to unwind! 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 loaded with natural light and includes extra bedrooms, a full bathroom, and an office that could easily serve as a 6th bedroom! Outside, enjoy two beautiful fountains, a large patio, underground sprinklers, and plenty of room for entertaining or relaxing in your own backyard oasis! Add in 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!