

\$625,000 - 74 Rivermont Crescent W, Lethbridge

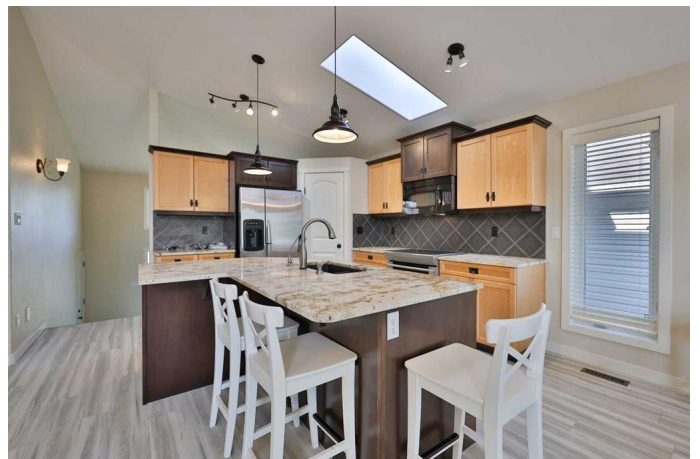
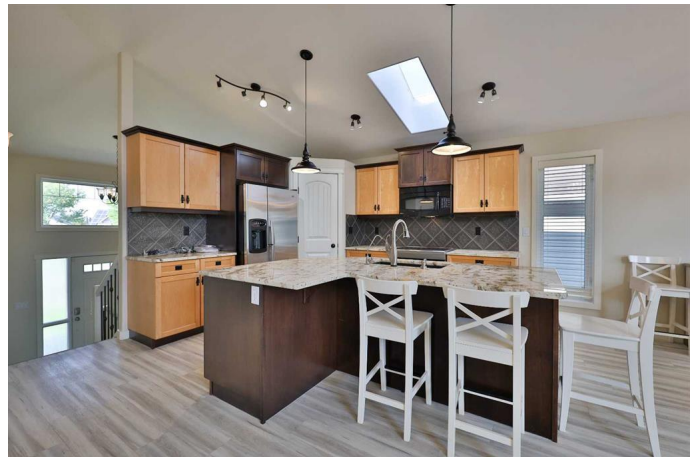
MLS® #A2268731

\$625,000

6 Bedroom, 3.00 Bathroom, 1,753 sqft
Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

Welcome to 74 Rivermont Crescent W â€” 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, itâ€™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! Donâ€™t miss your chance to own this incredible property in



one of West Lethbridge’s most desirable neighborhoods!

Built in 2005

Essential Information

MLS® #	A2268731
Price	\$625,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,753
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	74 Rivermont Crescent W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8A5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.