

# \$579,900 - 505 Riverhills Way W, Lethbridge

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MLS® #A2227617

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,694 sqft

Residential on 0.11 Acres

Riverstone, Lethbridge, Alberta

Here it is! the Riverstone home you've been waiting for! Welcome to The Tahoe by Cedar Ridge Homes! a well thought out bi level design built with all different kinds of home owners in mind as the primary bedroom is on the main floor! The main floor features a foyer with walk in closet, and then up a few stairs in to your lovely open concept living and dining area. The kitchen has an island and a corner pantry too. The primary bedroom has a walk in closet, and a gorgeous ensuite with free standing tub, custom shower, a huge vanity, and a water closet. The laundry is even conveniently located just outside the primary bedroom, and a half bath is nicely tucked away from your main living area. Everything you need is on the main floor! A few stairs up from the main floor and you have two more bedrooms, both with walk in closets, and a full four piece bathroom to round off this floor. The basement is open for future development with space for two more bedrooms, another four piece bathroom, and a huge family room to host your friends! Outside you'll love that the deck is already built for you, and there is a great size true double garage. Located in the highly sought after Riverstone community with easy access to incredible schools, parks, a beautiful pond with fishing, restaurants, groceries, churches, and all amenities. Come see this perfect home that will tick all your boxes!



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227617    |
| Price          | \$579,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,694       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 505 Riverhills Way W |
| Subdivision | Riverstone           |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 8H7              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s)    |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished                                  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other                                  |
| Lot Description   | Back Yard, Front Yard, Street Lighting |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 45             |
| Zoning         | R-CL           |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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