



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**23 Rivermill Landing W
Lethbridge, Alberta**

MLS # A2348967



\$609,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,575 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s), Wet Bar		

Inclusions: Freezer (bmst), u/g sprinklers (front & back), gemstone lighting, pool table, moveable shed, BBQ

BUNGALOW LIVING IN RIVERSTONE! This beautifully cared-for 3 bedroom, 2.5 bathroom bungalow offers approximately 1,575 sq. ft. above grade, a fully developed basement and the ease of main-floor living — all in the sought-after RiverStone community. The main floor is spacious, bright and designed for comfortable everyday living. The kitchen flows into the dining and living areas, while an additional flex space, currently used as a second dining area, gives you options for a home office, sitting room, hobby space or whatever works for you. The primary bedroom is generously sized and features a 5-piece ensuite, while main-floor laundry and an additional 2-piece bathroom add to the convenience. Head downstairs and there’s even more to enjoy. The fully developed lower level features two additional bedrooms, a 4-piece bathroom and a huge recreation area with plenty of room for the pool table, movie nights and entertaining. And the wet bar is a standout — giving you a great space to gather with family and friends. Outside, enjoy the semi-covered deck, gas line for the BBQ and underground sprinklers in both the front and backyard. The attached garage is heated and equipped with 220V power. This home has been thoughtfully maintained over the years and comes with some great extras, including central A/C, on-demand hot water, built-in vacuum with attachments and a convenient kick sweep. And then there’s RiverStone — a beautiful west-side community known for its parks, pathways and outdoor spaces. William Pearce Park offers a stocked pond, fishing deck, playground and paved pathways, with an off-leash dog park also located within the community. Fully developed, well cared for and offering the convenience of bungalow living — this is a home that’s ready for its next chapter.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX REAL ESTATE - LETHBRIDGE. Information is believed to be reliable but not guaranteed.