

Executive Bi-level

21

# 5 Bedroom home in Riverstone

89 Rivermill Landing W  
Lethbridge, AB T1K 8B4

MLS®



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## CUSTOM FAMILY HOME

\$519,500

Check out this 1,658 Sq Ft fully developed 5 bedroom home located on a quiet crescent in the desired neighborhood of Riverstone. Loaded with upgrades and a floor plan you'll enjoy inside and out. Three bedrooms are located up and 2 more downstairs with a storage area as well. This home and location may just be what you have been looking for.

FEATURES	<b>Bedrooms:</b>	3 + 2
	<b>Bathrooms:</b>	3.5
	<b>Living Area:</b>	1,658 sq ft
	<b>Lot Size:</b>	62 x 125 ft
	<b>Garage Size:</b>	21 x 24 ft
	<b>Taxes:</b>	\$4,564 (2021)



Call me to view the home, or book an appointment:  
<https://century21lethbridge.ca/feature-listing>

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CENTURY 21 FOOTHILLS SOUTH  
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**CENTURY 21.**  
Foothills South Ltd.



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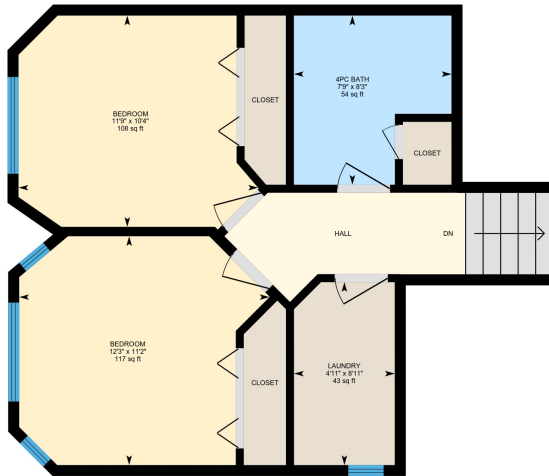
89 Rivermill Landing W, Lethbridge, AB

Main Floor Total Exterior Area 1154.08 sq ft  
Total Interior Area 1068.53 sq ft



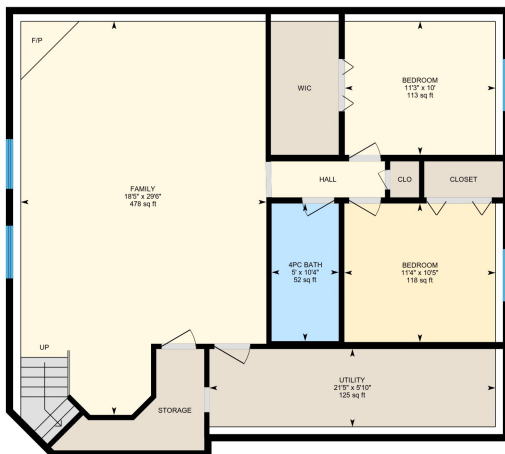
**2pc Bath:** 5'11" x 4'7" (5.9' x 4.6') | 27 sq ft  
**4pc Ensuite:** 8'11" x 9'11" (8.9' x 9.9') | 85 sq ft  
**Dining:** 10'10" x 13'6" (10.8' x 13.5') | 146 sq ft  
**Garage:** 22'1" x 24'9" (22.1' x 24.8') | 525 sq ft  
**Kitchen:** 13'4" x 13'6" (13.3' x 13.5') | 164 sq ft  
**Living:** 16'10" x 13'1" (16.8' x 13.1') | 202 sq ft  
**Primary:** 12'3" x 12'9" (12.3' x 12.7') | 150 sq ft

1st Floor Total Exterior Area 504.79 sq ft  
Total Interior Area 451.81 sq ft



**4pc Bath:** 8'3" x 7'9" (8.3' x 7.7') | 54 sq ft  
**Bedroom:** 11'2" x 12'3" (11.2' x 12.3') | 117 sq ft  
**Bedroom:** 10'4" x 11'9" (10.3' x 11.7') | 108 sq ft  
**Laundry:** 8'11" x 4'11" (9' x 4.9') | 43 sq ft

Basement Total Exterior Area 1180.33 sq ft  
Total Interior Area 1105.06 sq ft



**4pc Bath:** 5' x 10'4" (5' x 10.3') | 52 sq ft  
**Bedroom:** 11'4" x 10'5" (11.3' x 10.4') | 118 sq ft  
**Bedroom:** 11'3" x 10' (11.3' x 10') | 113 sq ft  
**Family:** 18'5" x 29'6" (18.4' x 29.5') | 478 sq ft  
**Utility:** 21'5" x 5'10" (21.4' x 5.8') | 125 sq ft



PREPARED: Sep 2021

