

# \$659,000 - 533 Riverhills Way W, Lethbridge

MLS® #A2199002

**\$659,000**

4 Bedroom, 3.00 Bathroom, 1,676 sqft

Residential on 0.11 Acres

Riverstone, Lethbridge, Alberta

Welcome to 533 Riverhills Way! This 1,675 sq.ft. modified bilevel offering four bedrooms, three full bathrooms, and a fully developed basement.

From the moment you step inside, you'll be captivated by the thoughtful design and modern finishes. The main floor showcases light wood accents, sleek stone countertops, and matte black fixtures, striking the perfect balance between warmth and contemporary style. At the heart of the home, the kitchen stands out with floor-to-ceiling cabinetry, stone countertops, and expansive windows that flood the dining and living areas with natural light. The living room, complete with tray ceilings, creates an inviting space for both relaxation and entertaining. Additional main-floor highlights include a well-sized bedroom, 3-piece bathroom, and a conveniently located laundry area.

The primary suite spans the entire upper level, offering a private retreat with a walk-in closet, dual vanity, luxurious soaker tub, and a custom curb-less tiled shower.

The fully developed lower level is designed for comfort and versatility, featuring a large family room, two generously sized bedrooms, and a beautifully finished 4-piece bathroom.

Built in 2025



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199002          |
| Price          | \$659,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,676             |
| Acres          | 0.11              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 533 Riverhills Way W |
| Subdivision | Riverstone           |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 8H7              |

## Amenities

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

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Pantry, Sump Pump(s), Tray Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)                                                   |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                         |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Electric                                                                                                      |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 168             |
| Zoning         | R-CL            |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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