

# \$649,900 - 252 Riverpark Boulevard W, Lethbridge

MLS® #A2204203

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,408 sqft

Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

Experience luxury living in this beautifully designed former show home in Riverstone! This well thought out bungalow offers high-quality finishes and a well-designed floor plan, making it ideal for comfortable and stylish living. The main floor features both granite and concrete countertops, stainless steel appliances, and a gas fireplace, creating a warm and inviting atmosphere. Natural light floods the space through four skylights, enhancing the open-concept design. The primary suite offers a private retreat with an en-suite bath and large walk-in closet. The fully developed basement expands your living space with additional bedrooms, a large family room, a 2nd gas fireplace, and abundant natural light. Stay cool in the summer with central air conditioning. Step outside to a beautifully landscaped, low-maintenance yard featuring a cross-fenced private space and a sheltered east-facing deck, perfect for morning coffee or evening relaxation. This home is a rare find in today's market – combining luxury, function, and comfort. You won't want to miss this one! Call your Realtor® today to schedule your private tour!



Built in 2008

## Essential Information

MLS® # A2204203

Price \$649,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,408
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	252 Riverpark Boulevard W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8B3

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	46
Zoning	R-L

### **Listing Details**

Listing Office	eXp Realty of Canada
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