

# \$529,000 - 22 Riverpark Boulevard W, Lethbridge

MLS® #A2204640

## \$529,000

5 Bedroom, 4.00 Bathroom, 2,136 sqft

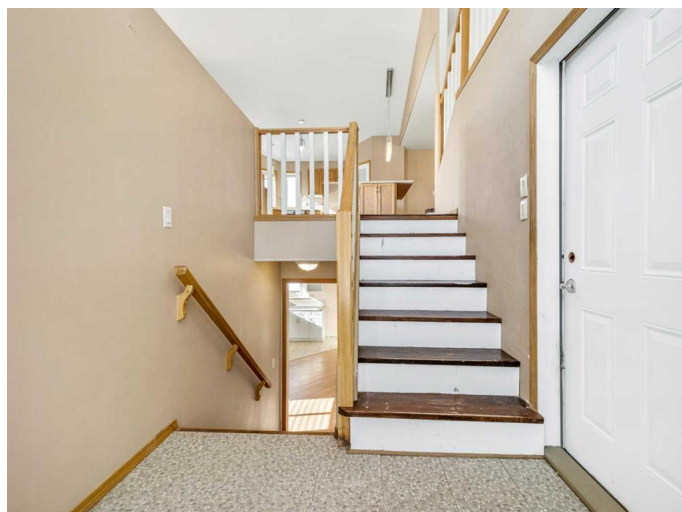
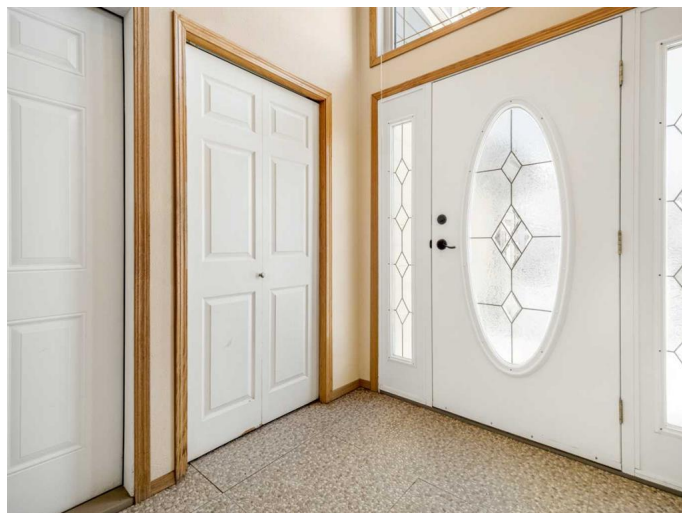
Residential on 0.16 Acres

Riverstone, Lethbridge, Alberta

Large 2 storey split with with 3206 total square feet of living space in Riverstone neighbourhood. Large welcoming entry. Hardiboard siding. Main floor features engineered hardwood flooring and vaulted ceilings. Living room has gas fireplace. Dining nook adjacent. Kitchen has granite counters, pantry, most appliances, and large island. Dining room is a good size and features double doors that lead to large glass enclosed sunroom with vaulted ceiling and gas fireplace. Main floor also has a bedroom, a bathroom with stand up shower, and a laundry room. Steps to upper level include landing with door to primary bedroom above garage. Good size primary bedroom with a nice ensuite featuring separate shower and tub. Primary bedroom also has a walk-in closet. Steps to top level include 2 more good size bedrooms, and another full bathroom with tub/shower combo. Basement is fully developed with an illegal suite, with separate walk-up entry from backyard. Suite has an eat-in kitchen, large family room with gas fireplace, a bedroom, and a 4 piece bathroom with tub/shower combo. Yard is fenced and landscaped. Home has central a/c unit. HOME IS BEING SOLD AS-IS, WHERE-IS WITH NO REPRESENTATIONS OR WARRANTIES.

Built in 2001

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2204640       |
| Price          | \$529,000      |
| Bedrooms       | 5              |
| Bathrooms      | 4.00           |
| Full Baths     | 4              |
| Square Footage | 2,136          |
| Acres          | 0.16           |
| Year Built     | 2001           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 22 Riverpark Boulevard W |
| Subdivision | Riverstone               |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K 7S7                  |

### Amenities

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

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                    |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 3                                                                                                              |
| Fireplaces        | Family Room, Gas, Living Room, Sun Room                                                                        |
| Has Basement      | Yes                                                                                                            |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                        |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Cement Fiber Board                           |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 50               |
| Zoning         | R-L              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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