

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

MLS® #A2204640

## \$529,000

5 Bedroom, 4.00 Bathroom, 2,136 sqft

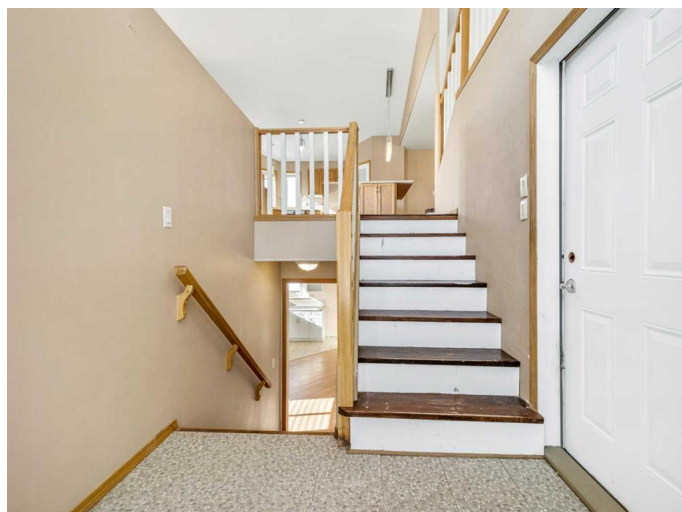
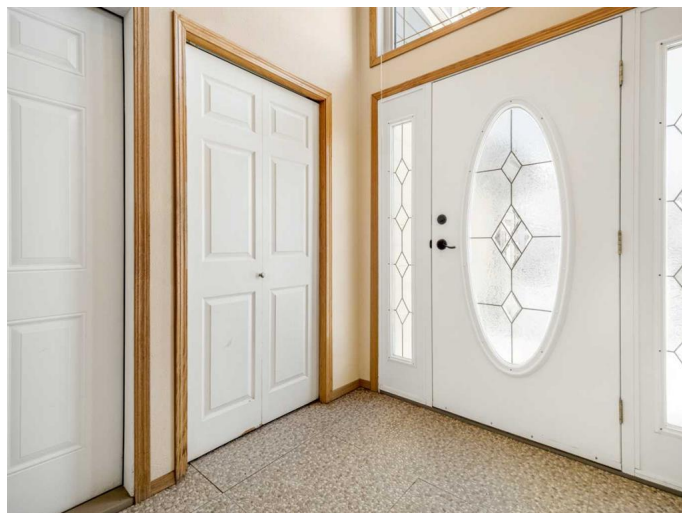
Residential on 0.16 Acres

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	41
Zoning	R-L

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.