

# \$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	43
Zoning	R-L

### **Listing Details**

Listing Office	eXp Realty of Canada
----------------	----------------------

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.