

## 122 RIVERBROOK Close W Lethbridge, Alberta

**MLS # A2232386**



# \$574,900

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Natural Woodwork, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** EXTRA FRIDGE AND FREEZER IN BASEMENT

Welcome to 122 Riverbrook Close, a stunning walkout bungalow located in the prestigious and family-friendly community of Riverstone. With over 2,500 sq. ft. of developed living space, this beautifully maintained home backs onto a serene park and stream, offering peaceful views and direct access to nature. It's just steps from ST. Patrick's Elementary School, making it ideal for growing families. Inside, you'll find custom maple cabinetry and trim throughout, showcasing timeless craftsmanship. The home features four spacious bedrooms and three full bathrooms, offering plenty of space and comfort for the whole family. The bright, open-concept main floor includes a cozy fireplace, and the fully finished walkout basement boasts a second fireplace, perfect for relaxing or entertaining guests. Step outside onto the large, covered deck—a perfect place to unwind or enjoy your morning coffee while overlooking the greenspace. The attached double garage adds convenience and functionality, and the entire property has been immaculately maintained with pride of ownership evident throughout. Don't miss your chance to own this incredible home in one of Lethbridge's most sought-after neighborhoods!