

## 27 Riverpark Boulevard W Lethbridge, Alberta

**MLS # A2238061**



# \$550,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Riverstone   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,196 sq.ft.   | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Underground Sprinklers |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** Central Air Conditioner, Dishwasher, Garburator, , Range Hood, Refrigerator, Washer and Dryer, All window coverings including curtains, rods and blinds "as is", 3 x Ceiling Fan (1 doesn't work), 1 x Garage Door Opener, Central Vacuum/Attachments, Fridge Freezer basement, Built in garage, desk in garage used as bench, laundry sink, underground sprinklers in front of the home only,

27 Riverpark Boulevard is a wonderful family home located in the desirable Riverstone neighborhood. You will absolutely love this floor plan! As you walk up the landing to the home, you'll notice that there's enough room for a couple of chairs or a bistro set. Upon entering through the front door, you'll be greeted by beautiful high ceilings. A half bath and a laundry room are conveniently tucked off the entrance to your double-attached garage. As you head to the back of the home, you'll notice an office on the main floor, highlighted by two full glass French doors. Beyond that, you will find the massive living room space—large enough to accommodate a baby grand piano or even a desk area! This room features a corner gas fireplace and large windows that let in plenty of natural light. The kitchen area is unique, with a spacious peninsula and some separation from the main living space while still feeling open due to the two large entrances connecting the two rooms. You can easily fit a large dining room table off the kitchen as well! The deck off the back of the kitchen has been freshly painted, and there's a concrete pad beside it, perfect for barbecuing. The backyard is ready for your personal touches. At the top of the stairs, there's a large primary suite with a good-sized walk-in closet and an en suite bathroom featuring a corner shower, a soaker tub, and ample vanity space since there's only one sink. Additionally, there are three spare bedrooms upstairs and a four-piece main bath! Downstairs, you'll find a nice living room space, ideal for entertaining or watching the hockey game, as well as a full bath and an additional fifth bedroom in the basement. The mechanical room has a large undeveloped space that's perfect for storage or for possibly converting into an additional bedroom in the future.

Recent updates to the home include a new roof in 2014 and a new air conditioning unit installed within the last four years, along with a well-maintained furnace. Call your favorite REALTOR® today to book a showing of this home in Riverstone!