



Anne French
Your REALTOR®
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403-894-9537
anne@locknkeyrealty.ca

2 Riverbrook Close W Lethbridge, Alberta

MLS # A2298066



\$519,900

Division:	Riverstone		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,553 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Pantry		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, Window Coverings, A/C, Garage Door Opener & Remote, Central Vacuum & Attachments (as-is: owner never used)

Welcome to 2 Riverbrook Close W, a spacious 1.5-storey home in the highly desirable and peaceful Riverstone neighbourhood. Known for its quiet streets and scenic surroundings, the area is ideal for those who appreciate a calm setting while staying close to amenities, with parks and walking trails just minutes from your doorstep. The main floor welcomes you with vaulted ceilings and updated light fixtures throughout, creating a bright and airy atmosphere across the open-concept living, dining, and kitchen areas. A convenient half bathroom is located near the entry for guests. The primary bedroom, also on the main level, features a walk-in closet and a 4-piece ensuite bathroom. The kitchen offers ample counter space, storage, and all appliances, including a new dishwasher, and flows seamlessly into the dining and living area with easy access to the deck and backyard. Upstairs, you'll find 2 additional bedrooms and a full 4-pc bathroom. The fully developed basement adds even more versatility, with a large recreation space, another bedroom, an additional 4-piece bathroom, den or office, and a laundry room. This home also includes an attached double garage for secure parking and extra storage. With walking paths, parks, schools, and the University of Lethbridge nearby, this location perfectly balances lifestyle, convenience, and tranquility. With its smart layout, generous living spaces, and serene setting, 2 Riverbrook Close W is a fantastic opportunity to enjoy comfortable living in one of Lethbridge's most sought-after westside communities. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.