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147 Riverpark Boulevard W
Lethbridge, Alberta

MLS # A2314353



\$720,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub

Inclusions: fridge upstairs, stove, dishwasher, OTR microwave hood fan, All blinds, washer / dryer upstairs and downstairs, garage door openers and controls, central air, shed,

Welcome to 147 River Park Blvd. W., nestled in a quiet cul-de-sac in the heart of highly sought-after Riverstone! This absolutely beautiful home has been exceptionally well maintained and offers the perfect combination of comfort, functionality, and location. Featuring 4 bedrooms, 3.5 bathrooms, quartz countertops in the kitchen, and an oversized 23' x 26' heated attached double garage, this home truly stands out from the moment you arrive. With stunning curb appeal, a bright open-concept layout, and backing directly onto green space and walking paths, this property offers the lifestyle so many buyers are searching for. The main floor is warm and inviting with plenty of natural light, an open living space, and a cozy gas fireplace perfect for relaxing or entertaining. The kitchen and dining area flow seamlessly to the backyard where you'll find a large deck, gas hookup for your BBQ, turf grass for low-maintenance living, and wiring already in place for a future hot tub. Step outside and enjoy direct access to the beautiful Riverstone pathways, coulees, and green spaces — ideal for walking, biking, or taking the dog out. Upstairs features 3 spacious bedrooms along with a large bonus room that provides the perfect space for a family room, playroom, or home office. The two secondary bedrooms are connected by a convenient Jack and Jill bathroom, making it ideal for kids or guests. The primary bedroom feels like your own private oasis, overlooking the green space and beautiful mature trees. The luxurious 5-piece ensuite includes dual sinks, a walk-in shower, and a relaxing jetted tub. The fully developed walkout basement that can be used as a illegal suite offers incredible flexibility with its own separate laundry, kitchenette, one bedroom, and a full 4-piece bathroom — making it an excellent option for a student, young

couple, guests, or multi-generational living. The sellers have previously rented out the basement suite for \$1,200/month, creating a fantastic opportunity for extra revenue or mortgage support. Situated close to schools, shopping, parks, and all amenities, this is an incredible opportunity to own a move-in ready home in one of West Lethbridge's most desirable neighborhoods.