

34 Riverbrook Close W Lethbridge, Alberta

MLS # A2327789



\$484,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,407 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	NA
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Welcome to this well-maintained 3-bedroom, 2.5-bathroom home located in one of Lethbridge's most sought-after westside neighbourhoods. Perfectly situated within walking distance to schools, the University of Lethbridge, nearby bus routes, scenic walking paths, a beautiful lake, and a dog park, this home offers an ideal combination of convenience and lifestyle. Inside, you'll find beautiful hardwood flooring throughout the main level, with a functional layout that includes main-floor laundry conveniently located off the back entrance from the attached double-car garage. Upstairs features three spacious bedrooms, including a large primary suite complete with a walk-in closet, while cozy carpeting adds comfort to the upper level. The unfinished basement provides an excellent opportunity to add your own personal touch and build equity by creating additional living space to suit your needs. Step outside to enjoy the large, fully usable backyard featuring an attractive interlocking brick patio, underground sprinklers, central air conditioning for year-round comfort, and RV parking for added convenience. Whether you're a first-time homebuyer looking for a place to make your own or an investor seeking an excellent rental opportunity close to the University of Lethbridge, this property offers outstanding value, location, and future potential. Don't miss your chance to own a home in this desirable westside community!