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47 Riverbrook Close W
Lethbridge, Alberta

MLS # A2354139

$482,500

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,079 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Mixed	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Discover an exceptional opportunity within Riverstone, Lethbridge’s sought-after community, embodied by this beautifully crafted Bi-Level house. This detached residence offers a generous living space spanning 1079 square feet, complemented by a full, finished basement providing additional versatility. Four bedrooms, including two above grade and two below, cater to various needs. principal bedroom is completemented by a 3pc ensuite and walkin closet. The 2 lower bedrooms also have walkin closets. Three full bathrooms – one featuring an ensuite – ensure comfort and convenience for everyone. A central vacuum system simplifies cleaning throughout. The home is enhanced by large vinyl windows and skylights that invite natural light. Prepare culinary delights with ease in the kitchen complemented by a kitchen island and pantry storage. Vaulted ceilings create an airy atmosphere, while the open layout provides seamless flow between living areas. A gas fireplace in the lower level adds warmth and ambiance, and central air provides refreshing cooling throughout the home in the summer. Laundry facilities conveniently located in the lower level alongside additional storage space, complete the utility room. Outside, enjoy outdoor living with a deck overlooking a large backyard complete with a childrens play structure and trampoline, both of which are negotiable. Astro turf has been installed under the trampoline for ease of maintenance. Double attached garage provides secure parking for two vehicles, along with storage shelves along the walls. With community amenities such as park, playground, pond and churches and schools nearby, this home presents a compelling blend of comfort, convenience, and community living.

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