

**252 Riverpark Boulevard W**  
**Lethbridge, Alberta**

**MLS # A2204203**



**\$649,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Blinds		

Experience luxury living in this beautifully designed former show home in Riverstone! This well thought out bungalow offers high-quality finishes and a well-designed floor plan, making it ideal for comfortable and stylish living. The main floor features both granite and concrete countertops, stainless steel appliances, and a gas fireplace, creating a warm and inviting atmosphere. Natural light floods the space through four skylights, enhancing the open-concept design. The primary suite offers a private retreat with an en-suite bath and large walk-in closet. The fully developed basement expands your living space with additional bedrooms, a large family room, a 2nd gas fireplace, and abundant natural light. Stay cool in the summer with central air conditioning. Step outside to a beautifully landscaped, low-maintenance yard featuring a cross-fenced private space and a sheltered east-facing deck, perfect for morning coffee or evening relaxation. This home is a rare find in today's market — combining luxury, function, and comfort. You won't want to miss this one! Call your Realtor® today to schedule your private tour!