



**50 Riverbrook Close W
Lethbridge, Alberta**

MLS # A2285321



\$575,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,378 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Pantry, Skylight(s)		

Inclusions: Built-in vacuum system, window coverings, underground sprinklers

Have you been waiting for a bungalow in Riverstone to be listed for sale? Here is your opportunity to own a 1,348 sq ft, fully developed, 2+2-bedroom home with appealing highlights inside and out. A low traffic location and family friendly neighbourhood is just the beginning. The home's interior features a wide-open floor plan, vaulted ceilings, a skylight, hardwood flooring, large windows, a gas fireplace, maple kitchen cabinetry, a convenient island, a walk-in pantry, a gas stove with stainless steel appliances, a spacious primary bedroom, a 4-pc ensuite, a walk-in closet, and main-floor laundry with washtub. A nicely developed lower level features oversized windows, a family room, two more bedrooms, another full bathroom, a 15'x 15' undeveloped area, and convenient storage space. Enjoy plenty of sunshine from your two-tiered, south-facing backyard lounge space complete with composite decking and opaque glass half walls that provide a low maintenance component, wind shelter, and privacy. Central A/C, underground sprinklers, a decent sized double attached garage. and a paved back laneway round out the highlights of the home. Riverstone is well known for its exceptional walkways, greenspaces, creeks, ponds, and playground areas. Nearby schools, convenience shopping, Paradise Canyon Golf Resort, and the University of Lethbridge add to the neighbourhood's appeal. Call your Real Estate Professional today to book your viewing!