



GRASSROOTS
REALTY GROUP

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**252 Riverpark Boulevard W
Lethbridge, Alberta**

MLS # A2204203



\$649,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	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!