



**26 Riverbrook Close W
Lethbridge, Alberta**

MLS # A2205154



\$465,000

Division:	Riverstone		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,219 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, A/C, hot tub, gas bbq, moveable shed (as is, where is)

Welcome to 26 Riverbrook Close W, a beautifully designed four-level split home offering 1,219 square feet of thoughtfully planned living space. This property is perfect for families, featuring a spacious interior, ample storage, and great outdoor amenities. The main level welcomes you with a bright and open kitchen and dining area, perfect for family meals and entertaining. Adjacent to this space is a cozy living room, providing a comfortable setting for relaxation. On the first upper level, the primary bedroom features a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and a second 4-piece bathroom complete this level, offering plenty of space for family members or guests. Just a few steps down, the lower level boasts a large family room, an additional bedroom, a 3-piece bathroom, and a dedicated laundry area. This level provides a versatile space for gatherings, movie nights, or a quiet retreat. The basement offers even more flexibility with a den and plenty of storage space, ideal for keeping your home organized. Outside, the fully fenced backyard features a deck with a hot tub, creating a perfect setting for outdoor enjoyment. The 24'x24' detached garage provides secure parking and extra storage, while the 26-foot-long RV parking pad ensures there's room for all your vehicles and outdoor gear. Located in a desirable neighborhood, this home offers a great balance of space, functionality, and comfort.