

\$644,900 - 86 Riverbrook Close W, Lethbridge

MLS® #A2124774

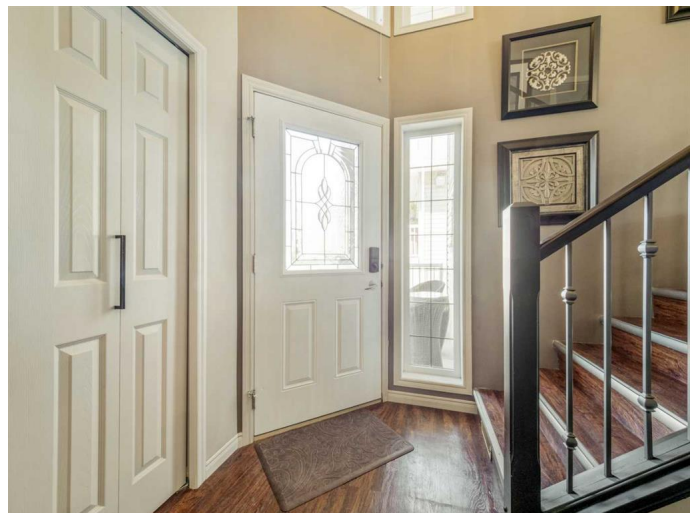
\$644,900

4 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

Nestled in prestigious Riverstone, 86 Riverbrook Close offers privacy & comfort with picturesque views of the park directly behind. This home of 2465 sqft of total living space features 4 bedrooms, 3 bathrooms, a walkout basement & charm at every turn. As you pull into the driveway, you are greeted by an established landscaped yard with garden beds, covered front patio all creating a serene oasis to relax & enjoy. Inside the home boasts a spacious layout with high vaulted ceilings & expansive windows that frame the stunning park views. The main open concept living area is flooded with natural light, adorned with tasteful finishes & decorative niches, all creating a warm & inviting atmosphere. The kitchen is a dream, equipped with stainless steel appliances, corner pantry, beautiful granite countertops complimenting the glass tile backsplash & a massive island to prep your food. Entertain guests in style in the bright dining area overlooking the spacious living room, featuring an electric fireplace with a stunning floor to ceiling tiled wall, all showcasing the views beyond with access to the east facing 28x10 covered deck. Adjacent from the living area there's a convenient main level bedroom (now used as a den/office) plus a stunning 3pc bathroom with a laundry closet. Upstairs over the garage, discover the private primary suite, complete with a walk-in closet, a luxurious customized ensuite bathroom with 2 sinks & a double sized tiled shower with massaging jets! Downstairs leads you to



comfortable accommodations for family or guests with two bedrooms, 4pc bathroom, a bright family room with an impressive stone wall with gas fireplace plus a walkout onto the covered patio & private backyard. The thoughtfully landscaped yard is stunning with many focal points to view & entertain in. Dine outside in front of the electric fireplace admiring the stone wall & enjoy the backdrop of the park views, listening to the calming sounds of the babbling brook. This home comes with a shed (with power), double heated garage with built-in storage & durable rubber flooring that's easy to clean. Don't miss out on this incredible home! Take a tour, look at your natural surroundings with close proximity to all amenities, parks, lake, walking & bike trails, schools & book your viewing with your favourite Realtor today!

Built in 2003

Essential Information

MLS® #	A2124774
Price	\$644,900
Sold Price	\$637,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,490
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	86 Riverbrook Close W
Subdivision	Riverstone

City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7V8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Off Street, Workshop in Garage
Waterfront	Creek, Stream

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Family Room, Gas, Living Room, Mantle, Outside, Stone, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Garden, Greenbelt, Landscaped, Underground Sprinklers, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	July 12th, 2024
Days on Market	70

Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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