

\$650,000 - 221 Riverpark Boulevard W, Lethbridge

MLS® #A2174881

\$650,000

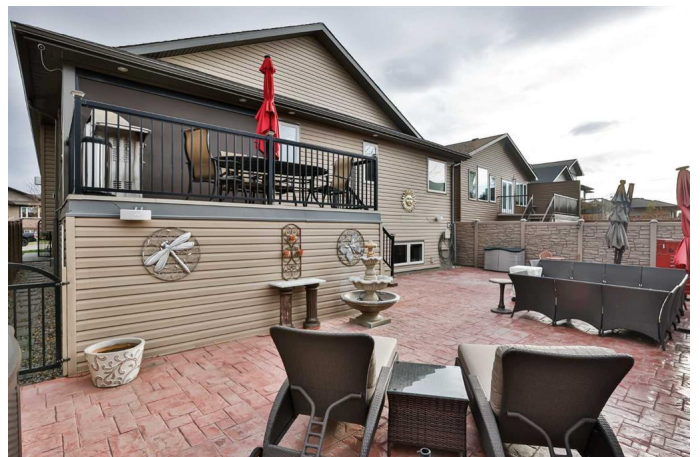
5 Bedroom, 3.00 Bathroom, 1,751 sqft
Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

Welcome to 221 Riverpark Boulevard. This sprawling bi-level home boasts nearly 1,750 square feet all on one level—a rare find! As you walk through the front doors, you will immediately notice how well this home has been cared for, featuring large vaulted ceilings and an entrance with its very own window seat, with a massive window overlooking the front yard.

The entryway includes a spacious front closet. As you ascend the first set of stairs to the main living space, you will appreciate the tile steps with maple wood nosing, which match the hardwood floors, complemented by an elegant iron and maple railing. At the top of the stairs, you'll quickly realize what a fantastic entertaining space this is. The kitchen, dining area, and living room flow seamlessly together, highlighted with a gas fireplace adorned with stone and maple finishes, and niches to display art.

Hand-scraped hardwood floors add warmth and elegance throughout the area. The dining room is generously sized, offering ample space for gatherings. You will be captivated by the chef's dream kitchen featuring 100's of counter space for cooking, food prep, and entertaining! The kitchen is equipped with granite countertops, a gas stove, a stainless steel granite sink, a new Bosch dishwasher, a beverage fridge, beautiful maple staggered upper cabinets with under-cabinet lighting, glass insert details, and large crown



molding. Don't miss the pantry with ribbed glass door and the central vacuum floor sweep.

You will also find a second set of stairs from the front entrance, just off the garage, leading directly to the pantry or laundry room area.

The main floor includes three bedrooms and two full bathrooms.

As you enter the primary bedroom at the rear of the home, you will notice three large windows that fill the space with natural light. This suite features a walk-in closet, a 5-foot shower, a large air jet tub with a window above it, double sinks, and a water closet!

Descending the stairs to the basement, you will be impressed by the size of the living space, which includes a gas fireplace and a beautiful bar area complete with a full-size fridge, a bar fridge, and a sink. The basement also features two oversized bedrooms with walk-in closets and an office space with French doors.

The oversized double car garage is equipped with extra windows for natural light and abundant shelving and epoxy floors.

The rear vinyl-covered deck is perfect for entertaining, featuring remote control screens for wind and privacy & , while still offering plenty of space for a dining table. The backyard is designed for low maintenance, featuring red stamped concrete, a composite fence, and ample storage under the enclosed deck and don't forget about the lane access if you need to store anything in the backyard.

Additional features of the home include on-demand hot water, air conditioning, and a security system. Riverstone is a wonderful community, complete with numerous walking paths, just minutes from the Coulees, and an Elementary School.

Built in 2009

Essential Information

MLS® #	A2174881
Price	\$650,000
Sold Price	\$659,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,751
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	221 Riverpark Boulevard W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0P6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Granite Counters, Wet Bar
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Freezer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Barbecue, Permeable Paving
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 11th, 2024
Days on Market	4
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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