

# \$850,000 - 106 Riverbrook Close W, Lethbridge

MLS® #A2200237

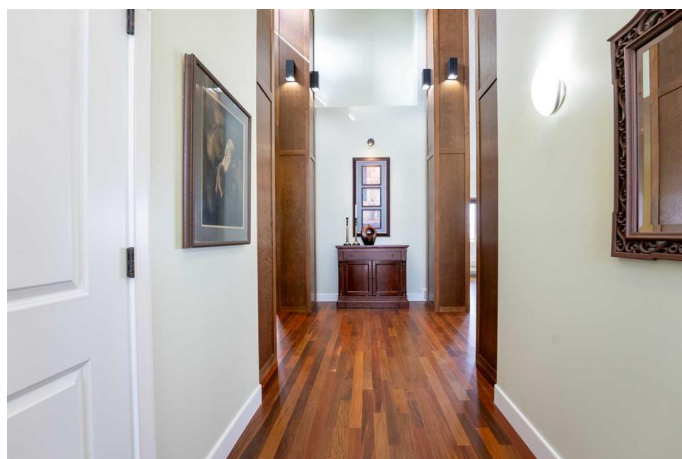
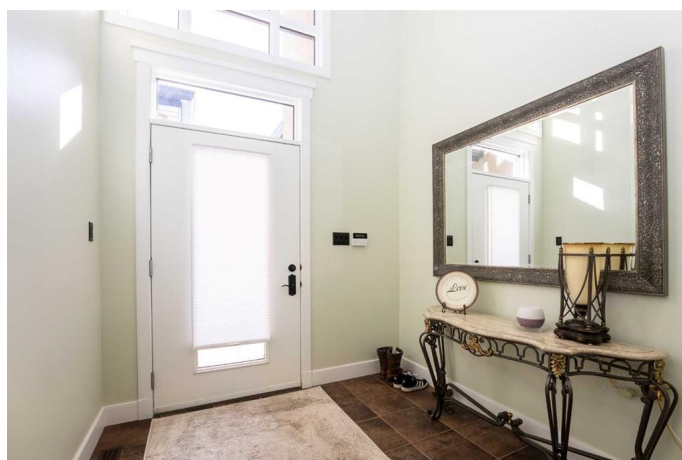
## \$850,000

5 Bedroom, 3.00 Bathroom, 1,997 sqft

Residential on 0.16 Acres

Riverstone, Lethbridge, Alberta

This stunning 5-bedroom, 3-bathroom bungalow spans nearly 2,000 square feet and offers a perfect blend of comfort, style, and functionality. Upon entering, you'll be immediately captivated by the 19-foot entryway that creates a grand first impression. The vaulted ceilings throughout the main floor enhance the sense of space and openness, giving the home a light, airy feel. As you step further into the home, the open-concept living space is highlighted by beautiful hardwood floors that flow seamlessly through the main floor. Large windows invite natural light to fill the rooms, offering spectacular views and emphasizing the home's spacious layout. Step out on the wrap-around deck to have your morning coffee or bbq dinner. The heart of the home is the gourmet kitchen, featuring modern appliances, ample counter space, and a large island perfect for family gatherings. The living room and dining area provide the ideal setting for relaxation and entertaining, all while framing views of the lush surroundings. The master suite serves as a private retreat, featuring generous closet space and a luxurious en-suite bathroom. The additional four bedrooms are equally spacious and offer flexible use, whether as bedrooms, home offices, or guest rooms. The storage room could easily be a 6th bedroom if needed! The walkout basement provides enough room to have a rec space and a cozy living room by the gas fireplace and the wet bar opens even more possibilities. The lower level also



includes ample storage and convenient access to the backyard. Outside, the property backs onto a serene creek, creating a peaceful and picturesque setting. The landscaped yard and covered exposed aggregate concrete patio offers a quiet escape, ideal for outdoor entertaining or simply enjoying the natural beauty. This home is a rare find, combining modern amenities, a grand entry, soaring ceilings, and the beauty of nature, all within a spacious, thoughtfully designed layout.

Built in 2004

**Essential Information**

MLS® #	A2200237
Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,997
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	106 Riverbrook Close W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7V8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	58
Zoning	R-L

## Listing Details

Listing Office	eXp Realty of Canada
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