

# \$749,900 - 240 Riverpark Boulevard W, Lethbridge

MLS® #A2200643

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,646 sqft  
Residential on 0.13 Acres

Riverstone, Lethbridge, Alberta

This stunning former Stars Lottery Home has 3180 sq. ft of impeccably finished living space where exceptional craftsmanship and luxurious upgrades redefine modern living. With a design and attention to detail that rates a perfect 11/10, this residence features custom woodwork, intricate paneling, and a magnificent floating cherry wood staircase that sets an inviting tone.

Step into the grand entrance adorned with coffered ceilings, which also grace the primary bedroom, while inlaid tile and rich hardwood flooring enhance the home's timeless appeal. The breathtaking Tuscan-inspired kitchen is a chef's paradise, boasting top-of-the-line cabinetry, granite countertops, and premium fixtures, all hallmarks of its award-winning design.

Recent enhancements include heated Italian porcelain flooring in the kitchen, brand new hardwood floors throughout the main level, and upgraded appliances such as a Hisense three-zone refrigerator and an LG steam-clean dishwasher. The open-concept living area centers around an eye-catching fireplace adorned with Italian glass tiles, while the lower level boasts luxurious, warm carpeting, a wet bar with seating, two additional refrigerators and a second dishwasher, a second stone fireplace, a dedicated media room, and two additional bedrooms along with a thoughtfully designed games and relaxation area.



A conveniently located main-floor office just off the entry is perfect for those working from home. The primary retreat serves as a true sanctuary, featuring a jetted soaker tub, beautifully tiled shower, granite vanity with dual sinks, and a spacious walk-in closet. Additional highlights include central A/C, central vacuum, underground sprinklers, a water softener, and a full suite of high-end appliances and window coverings.

The double attached garage provides off-street parking for two more vehicles, while ample street parking ensures convenience for guests. Set on a desirable corner lot in the heart of Riverstone, this home is part of a vibrant, family-friendly community, complete with scenic pathways, lakes, playgrounds, and lush green spaces.

Meticulously maintained and thoughtfully updated, this home is move-in ready and can come furnished to a level appropriate to a buyer's offer. Begin your journey with a 3D tour and then come see it in person—this exquisite property is one of the most elegant and exclusive listings to hit the market. Perfect for mature couples, entertaining, and families with older children, you will be captivated by the stunning details at every turn. Imagine hosting friends and family in this beautifully customized, fully developed and landscaped bungalow, where every inch is designed for beauty and functionality.

Proudly offered in the heart of Riverstone, connect with your Realtor® to explore this incredible opportunity.

Built in 2008

## **Essential Information**

MLS® #	A2200643
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,646
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	240 Riverpark Boulevard W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 0P6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	4

### Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Vinyl Windows, Jetted Tub, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Bar Fridge, Tankless Water Heater, Water Conditioner, Washer/Dryer, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Barbecue
Lot Description	Back Yard, Corner Lot, Landscaped, Treed, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stone, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	115
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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