

# \$550,000 - 27 Riverpark Boulevard W, Lethbridge

MLS® #A2238061

## \$550,000

5 Bedroom, 4.00 Bathroom, 2,196 sqft

Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

27 Riverpark Boulevard is a wonderful family home located in the desirable Riverstone neighborhood.

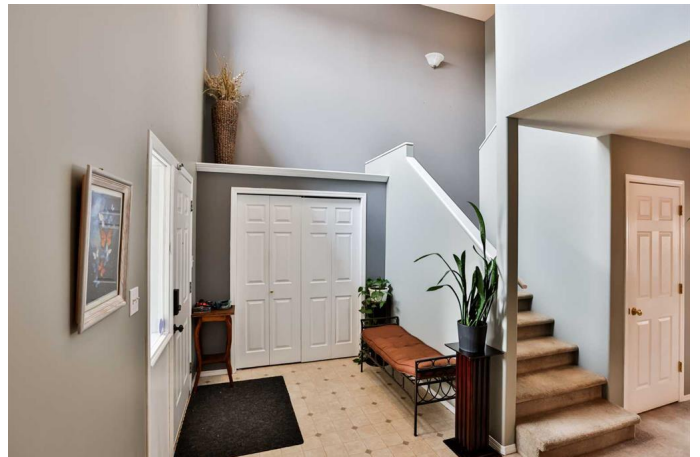
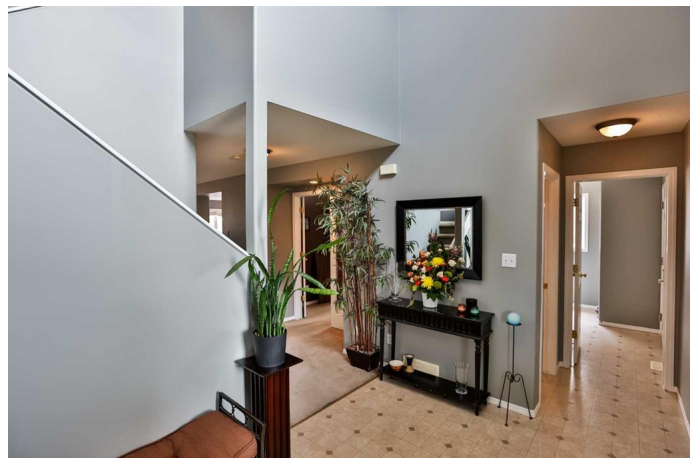
You will absolutely love this floor plan! As you walk up the landing to the home, you'll notice that there's enough room for a couple of chairs or a bistro set. Upon entering through the front door, you'll be greeted by beautiful high ceilings.

A half bath and a laundry room are conveniently tucked off the entrance to your double-attached garage.

As you head to the back of the home, you'll notice an office on the main floor, highlighted by two full glass French doors. Beyond that, you will find the massive living room space—large enough to accommodate a baby grand piano or even a desk area! This room features a corner gas fireplace and large windows that let in plenty of natural light.

The kitchen area is unique, with a spacious peninsula and some separation from the main living space while still feeling open due to the two large entrances connecting the two rooms. You can easily fit a large dining room table off the kitchen as well!

The deck off the back of the kitchen has been freshly painted, and there's a concrete pad beside it, perfect for barbecuing. The



backyard is ready for your personal touches.

At the top of the stairs, there's a large primary suite with a good-sized walk-in closet and an en suite bathroom featuring a corner shower, a soaker tub, and ample vanity space since there's only one sink.

Additionally, there are three spare bedrooms upstairs and a four-piece main bath!

Downstairs, you'll find a nice living room space, ideal for entertaining or watching the hockey game, as well as a full bath and an additional fifth bedroom in the basement. The mechanical room has a large undeveloped space that's perfect for storage or for possibly converting into an additional bedroom in the future.

Recent updates to the home include a new roof in 2014 and a new air conditioning unit installed within the last four years, along with a well-maintained furnace.

Call your favorite REALTOR® today to book a showing of this home in Riverstone!

Built in 2001

### **Essential Information**

MLS® #	A2238061
Price	\$550,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,196
Acres	0.12
Year Built	2001
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	27 Riverpark Boulevard W
Subdivision	Riverstone
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7S7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Front Yard, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
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Days on Market	7
Zoning	R-L

## **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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