

**22 Riverpark Boulevard W  
Lethbridge, Alberta**

**MLS # A2204640**



**\$547,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,136 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** ALL ATTACHED GOODS ARE SOLD AS-IS WHERE-IS AND ARE NOT GUARANTEED WITH ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER GIVEN IN CONNECTION THEREWITH, AS PER SCHEDULE "A".

Large 2 storey split in Riverstone neighbourhood. Large welcoming entry. Hardiboard siding. Main floor features engineered hardwood flooring and vaulted ceilings. Living room has gas fireplace. Dining nook adjacent. Kitchen has granite counters, pantry, most appliances, and large island. Dining room is a good size and features double doors that lead to large glass enclosed sunroom with vaulted ceiling and gas fireplace. Main floor also has a bedroom, a bathroom with stand up shower, and a laundry room. Steps to upper level include landing with door to primary bedroom above garage. Good size primary bedroom with a nice ensuite featuring separate shower and tub. Primary bedroom also has a walk-in closet. Steps to top level include 2 more good size bedrooms, and another full bathroom with tub/shower combo. Basement is fully developed with an illegal suite, with separate walk-up entry from backyard. Suite has an eat-in kitchen, large family room with gas fireplace, a bedroom, and a 4 piece bathroom with tub/shower combo. Yard is fenced and landscaped. Home has central a/c unit. HOME IS BEING SOLD AS-IS, WHERE-IS WITH NO REPRESENTATIONS OR WARRANTIES.