

# \$574,900 - 122 Riverbrook Close W, Lethbridge

MLS® #A2232386

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,270 sqft  
Residential on 0.13 Acres

Riverstone, Lethbridge, Alberta

Welcome to 122 Riverbrook Close, a stunning walkout bungalow located in the prestigious and family-friendly community of Riverstone. With over 2,500 sq. ft. of developed living space, this beautifully maintained home backs onto a serene park and stream, offering peaceful views and direct access to nature. It's just steps from ST. Patrick's Elementary School, making it ideal for growing families.

Inside, you'll find custom maple cabinetry and trim throughout, showcasing timeless craftsmanship. The home features four spacious bedrooms and three full bathrooms, offering plenty of space and comfort for the whole family. The bright, open-concept main floor includes a cozy fireplace, and the fully finished walkout basement boasts a second fireplace, perfect for relaxing or entertaining guests.

Step outside onto the large, covered deck—a perfect place to unwind or enjoy your morning coffee while overlooking the greenspace. The attached double garage adds convenience and functionality, and the entire property has been immaculately maintained with pride of ownership evident throughout.

Don't miss your chance to own this incredible home in one of Lethbridge's most sought-after neighborhoods!



Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232386    |
| Price          | \$574,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,270       |
| Acres          | 0.13        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 122 Riverbrook Close W |
| Subdivision | Riverstone             |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K7V8                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Natural Woodwork, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)                  |
| Appliances        | Central Air Conditioner, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |

|              |                                |
|--------------|--------------------------------|
| Has Basement | Yes                            |
| Basement     | Exterior Entry, Full, Walk-Out |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance, Storage   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed, Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 10              |
| Zoning         | R-L             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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