



GRASSROOTS
REALTY GROUP

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47 riverbrook Close W
Lethbridge, Alberta

MLS # A2314112



\$485,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,079 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Sump Pump(s)		

Inclusions: TV wall mounts, garage shelving

A immaculate, well cared for family home on a large lot. Enter the home onto a spacious landing with garage access. The living room is graced with wall to ceiling windows that make it bright and inviting. The vaulted ceiling from the living room thru to the kitchen give it a feeling of space and light. The kitchen has a generous amount of counter space with a central island and also a pantry. The dining nook is adjacent to the kitchen with room for a table that could easily seat 6/8. The primary bedroom is large enough for a king bed and is complemented with a 3pc ensuite and a walkin closet. A second bedroom and main bath complete the main floor. The lower floor has large windows that make it a bright space for children to play , to entertain or curl up infront of the TV. A fireplace also adds warmth to this room in the winter. There are 2 additional spacious bedrooms, both with a walkin closet. Another full bathroom and utility room with laundry are the remaining rooms on this level. The deck off the kitchen allows for easy access for barbecuing and summer entertaining. The back yard is big with several apple trees and has room for various childrens activities that create a mini playground in the backyard. The trampoline, and play structure are negotiable. The garage is a large 20 x 24.5 double with storage shelving along the walls. This home is within walking distance to an elementary school, preschool, church, and parks. It is within a 5 minute drive to the University. Come and see if this can be your next home. Move In Ready. Bring an Offer. Motivated Seller!