



**2, 2 Riverford Close W  
Lethbridge, Alberta**

**MLS # A2056836**



**\$474,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Refrigerator, Stove, Washer and Dryer

Riverford Villas, by Cedar Ridge Homes, is the great new condo development in Riverstone, arguably one of the best communities in Lethbridge. Can you say luxurious BUNGALOW living?! The Astoria model is an open concept home that features large living spaces, a spacious primary suite with a huge walk-in closet, and dual-vanity ensuite. High end finishes like quartz countertops throughout compliment the beautiful kitchen, dining, and living room area. Also on the main floor is the second bedroom, another full bath, and main level laundry. Everything you need on the main floor! Outside you have a DOUBLE GARAGE as well. Riverford Villas offers the luxury of established city living. The neighborhood is designed around the concept of a village, a place where community means more than the home you live in. Riverstone has a wonderful, large park with mature trees, a fishing pond, and is located close to many other parks, walking paths, restaurants, schools, and more!