



GRASSROOTS
REALTY GROUP

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**2, 6 Riverford Close W
Lethbridge, Alberta**

MLS # A2118226



\$384,900

Division:	Riverstone		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	905 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Level, No Neighbours Behind		

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

Inclusions: None

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 Crofton model features open concept living on the main level, with a wonderful primary suite, complete with walk-in closet and four-piece ensuite. Along with a beautiful kitchen, quartz countertops throughout, a two-piece bath, laundry on the main, and an attached single garage. Everything you need is on the main floor! The basement is open for future development, with room for a large family room, two additional bedrooms, a three piece bathroom, and storage room. Riverford Villas offers the luxury of established city living. The neighbourhood 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! *pictures are of a similar unit with similar finishes. Interior selections will vary.