



**549 Riverhills Way W  
Lethbridge, Alberta**

**MLS # A2149982**



**\$529,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Check out this brand new floor plan "The Aurora" by Cedar Ridge Homes. This well designed bi level is a must see! The main floor features an open floorplan with a lovely kitchen, dining room, half bath and a spacious living room. The kitchen features stainless steel appliances, a corner pantry, a good size island, and quartz countertops too! One of the best parts?! - Your primary bedroom is on the main floor! The primary features a nice size walk in closet, and an ensuite with double sinks, and a walk in shower as well! The laundry room is conveniently located on the main floor. Everything you need is close by! This home just keeps going, and features a second level built just a few stairs up with two bedrooms both with walk in closets, and there is a full four piece bath on this level too. The basement is open for future development, with space for two more bedrooms, a huge family room, and another 4 piece bath as well as some great storage space. Outside you'll love the street view, and that the deck is already built for you to enjoy! Riverstone is a highly sought after community, with exceptional schools nearby, and this home is built just a short walk from a playground and park with a pond you can even fish in! Give your Realtor a call and come see this fabulous new floorplan.