



**16 Rivercrest Court W  
Lethbridge, Alberta**

**MLS # A2160791**



**\$475,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,527 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, central air conditioner, window coverings

A turn-key Riverstone 2 storey. This home offers a practical floor plan with entertaining taking over the main floor. A cozy living room with gas fireplace, the kitchen hosts a corner pantry and island for maximum counter space, dining room with views of the backyard plus a laundry room and powder room for guests! The second floor has 2 bedrooms that share a 4 piece bathroom, the primary suite has a walk-in closets with 4 piece ensuite as well! The finished basement includes a well sized family room, fourth bedroom and 3 piece bathroom. The backyard is private, landscaped with mature vegetation and has alley access on 2 sides! This Riverstone home offers great access to the community dog park, coulee paths and yet still has amenities nearby!