



GRASSROOTS
REALTY GROUP

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1, 18 Riverford Close W
Lethbridge, Alberta

MLS # A2174920



\$444,900

| | | | |
|-----------|------------------------|--------|------------------|
| Division: | Riverstone | | |
| Type: | Residential/Four Plex | | |
| Style: | Bungalow | | |
| Size: | 908 sq.ft. | Age: | 2021 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.25 Acre | | |
| Lot Feat: | Landscaped | | |

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

Inclusions: Dishwasher, Microwave, Refrigerator, Stove, Washer and Dryer, Blinds, Garage Door Opener

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...but this particular unit comes complete with full basement development! Downstairs you will find two additional bedrooms, a huge family room, full 4 piece bathroom, and two different storage areas. Riverford Villas offers the luxury of established city living. This unit even comes with an additional parking spot as well as the attached single car garage and driveway. 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!