



**4, 10 Riverford Close W  
Lethbridge, Alberta**

**MLS # A2178731**



**\$444,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

This new-build, end-unit, West Lethbridge fourplex condo features a wonderful layout designed with comfort in mind and a great location right beside a green space and near to schools, parks, and shopping! Through the front entryway, you'll be greeted by an open concept main floor with newly upgraded flooring. The kitchen features a corner pantry, new appliances, and central island with breakfast bar, making weekday meals and holiday hosting a breeze. The dining and living rooms flow seamlessly together with recessed lighting and large windows keeping the space bright and welcoming. Off the living room, a rear patio faces south for a sunny space to enjoy a morning coffee or an afternoon chat with neighbors. The nearby primary bedroom features a walk-in closet and large four-piece ensuite bath, making a space that feels private and luxurious. Downstairs, two bedrooms and a freshly upgraded four-piece bath can be found alongside a large rec room which would make an ideal home theatre or games room. If a beautifully developed fourplex unit in a great location sounds like the place for you, give your REALTOR&reg; a call and book a showing today!