



GRASSROOTS
REALTY GROUP

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**21 Riverford Close W
Lethbridge, Alberta**

MLS # A2212616



\$639,999

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,666 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave hood fan, Central AC, UG sprinklers (front only), bar fridge, attached shelving in garage, blinds

Welcome to 21 Riverford Close! This amazing bi-level is perfect for a growing family and has plenty to offer. The main level features a fantastic Kitchen (with a gas stove), a huge Dining Area, and a Living Room that features big windows, a fireplace and built-in shelving. Also on the main level is your huge Primary Suite. Boasting a massive walk-in closet as well as a dual-vanity, five-piece Ensuite. The main-floor Laundry completes the level. The upper level has a spacious landing area, two large Bedrooms and a four-piece bath. The lower level is amazing, with 9 ft. ceilings, two huge Bedrooms (both with walk-in closets), a four-piece Bathroom and a great Family Room that has an additional fireplace. The Utility room features an abundant amount of storage. The Garage is nearly 27ft. deep so fitting a large vehicle should be no problem. As well, the Garage is insulated, drywalled and painted. Located in quiet close in Riverstone, there is minimal traffic providing a serene living environment. Located just a stones throw to the dog park, you have access to the parks and trail systems that make Riverstone so desirable.