

# \$444,900 - 1, 18 Riverford Close W, Lethbridge

MLS® #A2174920

**\$444,900**

3 Bedroom, 3.00 Bathroom, 908 sqft

Residential on 0.25 Acres

Riverstone, Lethbridge, Alberta

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 features an 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!

Built in 2021

## Essential Information

MLS® # A2174920

Price \$444,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 908           |
| Acres          | 0.25          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1, 18 Riverford Close W |
| Subdivision | Riverstone              |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K 8K8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings    |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Other      |
| Lot Description   | Landscaped |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2024 |
| Days on Market | 260                |
| Zoning         | R-CM               |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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