

## 21 Riverford Close W Lethbridge, Alberta

**MLS # A2212616**



# \$639,999

|                  |                                                                   |               |                  |
|------------------|-------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Riverstone                                                        |               |                  |
| <b>Type:</b>     | Residential/House                                                 |               |                  |
| <b>Style:</b>    | Bi-Level                                                          |               |                  |
| <b>Size:</b>     | 1,665 sq.ft.                                                      | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 5                                                                 | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Insulated, See Remarks |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                                         |               |                  |
| <b>Lot Feat:</b> | Landscaped, Lawn                                                  |               |                  |

|                    |                                                                                                           |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|------|
| <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-CL |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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.