

## 82 Rivercrest Court W Lethbridge, Alberta

**MLS # A2253499**



# \$474,900

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverstone                                               |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | Bi-Level                                                 |               |                   |
| <b>Size:</b>     | 1,094 sq.ft.                                             | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 4                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway                         |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Street Lighting |               |                   |

|                    |                                                        |                   |     |
|--------------------|--------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                    | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, A/C Unit, Garage Door Opener

Welcome to 82 Rivercrest Court W! This immaculate bi-level home has been expertly maintained and has several upgrades to make it the ultimate family home. The main level is nice and bright with a great living room area perfect for relaxing. The kitchen and dining room have plenty of space for nightly meals and there's access to the back deck which will be a hit in the summer. The primary bedroom is complete with a 3pc ensuite and a walk-in closet. There's also an additional bedroom on the main level and a 4pc bathroom. Moving downstairs, the main feature is a fantastic family room that will be great for family movie nights and relaxing after a long day at work. Two more bedrooms and a 3pc bathroom are in the basement as well. The spacious utility/laundry room means there's plenty of room to do laundry and hang clothes. Along with a double attached garage and plenty of green space out back, this home has everything you need. Contact your favourite REALTOR® today!