



GRASSROOTS
REALTY GROUP

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3 Edgewood Crescent W Lethbridge, Alberta

MLS # A2237395



\$559,900

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Underground sprinklers

This charming immaculate two-story home in Ridgewood is now on the market for you to view. With three bedrooms upstairs and two bathrooms, this spacious 1900-square-foot home offers plenty of room for comfortable living. On the main floor, you'll find a large office, a half bath, a laundry room, and a formal living room, along with a kitchen that connects to a cozy family room featuring a warm fireplace—perfect for those chilly winter evenings. The gorgeous backyard is complete with a large deck, ideal for relaxing or hosting gatherings. Located in a mature community that boasts a welcoming atmosphere, this home is a rare find in such good condition, making it a fantastic opportunity for anyone looking to personalize their space. The basement is ready for you to develop how you like. Don't miss out on this incredible chance to create your dream home in this amazing community. Call your REALTOR ® today for a showing.