



**GRASSROOTS**  
REALTY GROUP

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**42 Ridgewood Boulevard W  
Lethbridge, Alberta**

**MLS # A2245095**



**\$555,000**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Interlocking Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Underground Sprinklers		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Tile

**Roof:** Shake

**Basement:** Finished, Full

**Exterior:** Brick, Wood Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** Window Coverings

Located in the desirable Ridgewood area, this gorgeous 4-level split home offers flexibility with 4 bedrooms (or 3 plus a main floor office) and 4 bathrooms, perfect for families of all sizes. The spacious main floor features a cozy family room with a wood-burning fireplace and an oak kitchen with an eating nook and sliding patio doors that lead to a large, private covered deck and landscaped backyard. Most of the windows have been redone, adding to the home's appeal and efficiency. Enjoy year-round comfort with a high-efficiency furnace, central air conditioning, and a vacuum system. The low-maintenance front yard adds to the curb appeal, and the attached two-car garage provides plenty of space and convenience.