



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**125 Sherwood Place W  
Lethbridge, Alberta**

**MLS # A2245539**



**\$545,000**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot, Treed		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Jetted Tub, No Smoking Home		

**Inclusions:** None

This is the fantastic Ridgewood Heights home that you have been waiting for!!! With more than 2000 square feet of main floor and upper living space, 5 bedrooms, 4 bathrooms, an upgraded kitchen, a modernized, fully developed basement, a beautifully secluded pie shaped yard and an ultra quiet cul-de-sac location - this one can't be beat! Other features include a bright sun-filled floor plan, 4 bedrooms on the main and upper levels, a professionally developed basement with a spacious recreation room and fifth bedroom, a redesigned bathroom with a shower base already installed, a wonderful, oversized yard, and a fantastic neighbourhood and neighbours! This one has it all... your new home awaits!!!