



GRASSROOTS
REALTY GROUP

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**93 Coachwood Road W
Lethbridge, Alberta**

MLS # A2245693



\$599,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,976 sq.ft.	Age:	1988 (37 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Street Lighting, Treed, Undeveloped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Linoleum	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, French Door, No Animal Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, microwave, window coverings, garage door opener & control, fridge in garage, central air, 2 washers, 2 dryers, central vac with no attachments, underground sprinklers, gas fireplace, jacuzzi tub; all goods as is where is.

Welcome to 93 Coachwood Road W, where everyday living feels a little brighter and a little easier. Tucked into the sought-after community of Ridgewood Heights, this home is surrounded by multiple parks, scenic coulee trails, and the sound of kids playing in the neighbourhood. Morning walks, bike rides, and after-dinner strolls become part of your daily rhythm here. Step inside this 2-storey home featuring over 2900sqft of total living space with 6 bedrooms (3 up + 3 down) and 4 bathrooms. With vaulted ceilings & skylights, the open-plan kitchen, and living spaces are filled with natural light & warmth. The heart of the home invites connection — from casual breakfasts at the breakfast bar to family dinners that spill out onto the large deck and private backyard. With both a main floor living room and a cozy family room, there's space for everyone for quiet moments and lively gatherings alike. Upstairs, the spacious primary suite is a true retreat, complete with a charming built-in window seat, his-and-her closets, and a 4-piece ensuite enhanced by skylights. Even laundry is made simple, with a setup on both the upper floor and in the basement. Thoughtful updates like newer furnaces, A/C, pot lighting and fresh paint on the main floor mean comfort without the to-do list. The heated double garage, with its new door, shelving, and two man doors, keeps your days organized and your hobbies close at hand. Here, you're not just buying a house — you're stepping into a lifestyle where family, comfort, and community all come together.