



**GRASSROOTS**  
REALTY GROUP

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**322 Sherwood Place W  
Lethbridge, Alberta**

**MLS # A2250291**



**\$529,000**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,894 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to Ridgewood! This is a well maintained family home on a great cul de sac. Here you have 5 bedrooms and 4 bathrooms including a nice sized primary bedroom. 2 beautiful sunken living rooms on the main floor, both with newer gorgeous wood floors. This home has a nice big open kitchen with lots of natural light and a view of the back yard. Downstairs are 2 more bedrooms, a bathroom and a large office/flex room. As well you've got a massive storage area and mechanical room. For peace of mind all the big items are done within the last couple years. Roof, Furnace, HW tank, AC, most of the windows. This could be your home for years to come!