



**GRASSROOTS**  
REALTY GROUP

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**43 Sherwood Boulevard W  
Lethbridge, Alberta**

**MLS # A2265861**



**\$465,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ridgewood                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bi-Level                                                                  |               |                   |
| <b>Size:</b>     | 1,235 sq.ft.                                                              | <b>Age:</b>   | 1985 (40 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Underground Sprinklers |               |                   |

|                    |                                                |                   |     |
|--------------------|------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Tile                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Vinyl Siding                           | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Kitchen Island, Open Floorplan |                   |     |

**Inclusions:** Refrigerator, Stove, Dishwasher, Freezer

Located in one of Lethbridge's most desirable communities, this well-maintained 4-bedroom, 2.5-bath home offers nearly 1,300 sq. ft. above grade and exceptional comfort throughout. Features include central air (2 years old), a gas fireplace, central vac with plumbing, a central air purifier, and underground sprinklers. The furnace is just 3 years old, and the water tank 12 years. Enjoy quiet living in a private area with minimal traffic, close to coulees, schools, and shopping. The deck includes a gas stub for your BBQ — perfect for entertaining. A fantastic opportunity to own a move-in-ready home in a peaceful, family-friendly neighborhood! Contact your favorite REALTOR® to book a showing!