



GRASSROOTS
REALTY GROUP

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**97 Ridgewood Crescent W
Lethbridge, Alberta**

MLS # A2278907



\$699,900

Division:	Ridgewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,530 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Other	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Crown Molding, French Door, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Pristine Bungalow in one of Lethbridge's most desirable postal codes, backing on to the coulee with a south facing covered deck enclosed on three sides with a commercial natural gas radiant heater so you can fully enjoy the out doors for three seasons. This beautiful home boasts four large bedrooms with a five piece ensuite , and a jetted tub. South facing living room windows provide a fantastic coulee view and tons of natural light. Down stairs has a large family / game room that includes a pool table, two large bedrooms and another bathroom. Backs onto the greatest outdoor playground in Southern Alberta Call your favourite realtor to view.