



**70 Sherwood Boulevard W  
Lethbridge, Alberta**

**MLS # A2279456**

**\$479,900**



<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, High Ceilings, No Smoking Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-L

**Utilities:** -

**Inclusions:** hot tub

The cutest, most charming house on the block is officially for sale. You'll love this home from the moment you drive up. The brick detail on the front and the beautiful landscaping with sitting area sets the tone for the pile of thoughtful updates throughout this home. Through the front door you are greeted with the coziest living room with vaulted wood detail ceiling. The wood burning stove in the corner with stone surround elevates the cozy factor in this space even more. Up a few stairs you'll find the open concept dining room and kitchen, with fresh white paint throughout. There's plenty of cupboards, and nice upgrades to the cabinets like the glass inserts to display your favourite things. The primary bedroom is a fantastic size and easily fits a king size bed. You'll love the elevated wood detail wall treatment, and two great size closets as well! There is a pocket door that leads to the well maintained four piece bathroom. Another bedroom and a broom closet round off this floor. The basement features large windows throughout the large family room with nice wood bar. There is another darling bedroom, laundry space, a 3 piece bathroom, and more storage space than you could ever need! This family even uses it as the kids playroom which is just perfect. The single attached garage is heated, and you will absolutely LOVE the yard. Mature trees line all 3 sides of the lot, giving you great privacy. There is a fantastic, large, updated deck that even has a slide attached! Garden beds, a hot tub, and lovely detailed landscaping make this a space you'll love to spend time in. Located in the highly desirable established neighbourhood of Ridgewood, you'll absolutely love living here with plenty of parks, walking paths, and playgrounds close by. You're just a couple minutes drive to groceries, restaurants, pharmacies, schools, and so much more. Give your REALTOR® a call and come see this

charmer before it's gone!