



GRASSROOTS
REALTY GROUP

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**22 Sherwood Crescent W
Lethbridge, Alberta**

MLS # A2283300



\$639,900

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.27 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge (x3), stove (x2), Dishwasher (x2), microwave (x2) washer, dryer, stackable washer/dryer, Electric fireplace in living room, 1 twin bed mattress, 1 double bed frame and mattress, 2 night stands, 1 three-drawer dresser, 1 queen bed frame and mattress, 1 32" Smart TV, 3 Bar stools, Assorted kitchen utensils, plates, pots, etc. 1 area rug, 1 coffee table, 1 leather couch, 2 end tables, 1 TV stand with fireplace, 1 55" TCL Smart TV, 1 Office desk and chair

Practically an acreage, but in town! This beautiful 5-bedroom, 2 story home is situated on a .27 acre (11,742 sqft) lot in Ridgewood has been lovingly cared for and has received some significant updates in recent years. The massive and beautiful yard with 10' concrete fence is what really set this house apart from all the others, but the home is amazing too! The very functional and large living spaces on the main floor are accompanied by a conveniently located office space and dedicated laundry room. On the upper floor, you will find a large primary bedroom including his and hers closets and a recently renovated ensuite complete with quartz countertops and large soaker tub. Also found on the upper floor are two nice sized bedroom and another recently renovated 4-piece bathroom with a custom tiled shower and dual vanities with quartz countertops. The basement has also recently been completely updated including 2 bedrooms, a new bathroom with custom tiled shower and the addition of a kitchen with granite countertops allowing the basement to be used as an illegal suite, an Air BnB, or a space where family and friends can stay. Included in the sale is almost all of the furnishings you need to rent the basement out fully furnished! The basement has its own separate entry and the heating system is zoned to provide better comfort between the suites. New windows, new flooring, new doors, new roof, new furnace and A/C, new garage heater and much more were done to update this home in recent years; you will need to take a look!