



**74 Sherwood Boulevard W
Lethbridge, Alberta**

MLS # A2142298



\$429,900

Division:	Ridgewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,276 sq.ft.	Age:	1986 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Soaking Tub, Storage		

Inclusions: Fridge, Stove, Freezer, Dishwasher, Washer, Dryer, A/C, Garage remote (s), Window blinds, Vacuumcanister and hose, Shed

Discover Tranquility in this well laid out Bi-Level! Nestled in a coveted neighbourhood, this 5-bedroom, 3-bathroom bi-level home offers the perfect blend of comfort and class. Step inside and be greeted by the warmth of Canadian Rock maple hardwood floors that flow seamlessly throughout the main level. The lower level boasts vinyl plank flooring, creating a cozy ambiance complemented by the inviting glow of a wood-burning fireplace – the perfect spot to unwind after a long day. Outside, a beautifully landscaped yard awaits, featuring a freshly painted two-tiered deck that provides ample space for outdoor entertaining and soaking up the sun. Surrounded by a privacy fence and complete with a convenient shed, this backyard oasis is a true gem. With its sought-after location, premium finishes, and serene outdoor spaces, this exceptional bi-level home promises a lifestyle of luxury and tranquility. Don't miss your chance to make it yours!