



**85 Sherwood Boulevard W
Lethbridge, Alberta**

MLS # A2151585



\$579,900

Division:	Ridgewood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,000 sq.ft.	Age:	1987 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, Street Lighting,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Mixed, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Fridge as is , stove, range hood, dishwasher, washer/dryer, central AC, garage door opener and remote, window hardware & coverings, Central Vacuum/Attachments, gas BBQ

WOW check out 85 Sherwood Blvd, a cherished family home boasting almost 3000 sq ft of living space across multiple levels in the sought-after community of Ridgewood Heights. This meticulously maintained residence exudes pride of ownership, having been lovingly cared for by its owners for decades. Situated amidst mature trees and parks, this home offers a serene environment with easy access to downtown, just 5 minutes away. The East yard provides a tranquil retreat, featuring a covered patio and barbecue area shielded from wind and heat, ideal for enjoying the outdoors in comfort. The main floor impresses with high ceilings and an open layout that seamlessly connects the kitchen—complete with stainless steel appliances—to the formal dining area and main floor family room, warmed by a cozy fireplace. Convenience is key with a main floor laundry room (washer and dryer included) and a half bath nearby. The attached double garage, currently used as a versatile living space, offers potential as the ultimate man cave or additional entertainment area, showcasing the adaptability of this home to suit various needs. Upstairs, discover three bedrooms, each featuring walk-in closets, along with an updated bathroom featuring a jetted tub. . The lower level is fully developed and offers additional living space with a family room, office/den, storage options, and potential for an extra bedroom, catering to growing families or those needing extra room to spread out. This home comes equipped with all appliances, window coverings, central air conditioning, and a central vacuum system. Recent updates include a new furnace, roof shingles, and hot water tank, ensuring peace of mind for years to come. Showings are readily available, and the possession date is flexible, allowing you to envision making 85 Sherwood Blvd your own for the next chapter of your

life, just as the current owners have done for decades. Discover why this home has been a beloved retreat for its owners and consider making it your own today.