



**46 Ridgewood Boulevard W  
Lethbridge, Alberta**

**MLS # A2189069**



**\$599,900**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water		

**Inclusions:** Three sheds,

Have you ever dreamed of owning a home in Ridgewood? Welcome to this charming two storey brick home, nestled in one of the most desirable and well established areas of West Lethbridge. This home has a beautiful brick exterior, a tiled roof and exceptional features both inside and out. Upgrades make it perfect for families and entertaining. With four spacious bedrooms on the upper level and an additional bedroom in the lower level - potentially two, if you desire - this home offers ample space for a growing family. The heart of the home is the updated kitchen and eating area which overlooks the beautifully landscaped backyard. Step outside from the kitchen onto the gorgeous exposed aggregate deck and walking path, a perfect spot for outdoor dining and relaxation. As you explore the backyard, you'll discover a heated studio shed, ideal for use as an office space, art studio, or simply a peaceful retreat. Additionally, there is a charming playhouse for the kids, making this yard an ultimate sanctuary for both work and play. Updates include newer windows, a stunning Alder kitchen crafted by Adora, new flooring, a hot water on demand system, and a new furnace in September 2024. These enhancements, along with the overall charm, make it a perfect retreat. Don't miss your chance to own this lovely home in Ridgewood!