



GRASSROOTS
REALTY GROUP

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**93 Sherwood Boulevard W
Lethbridge, Alberta**

MLS # A2211066



\$475,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,264 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, gas stove, OTR hood fan, dishwasher, washer, dryer, blinds, U/G sprinklers(front/back), central vacuum, humidifier, central air conditioner, shed

When we say turn-key, there's nothing much more definitive than this home! A welcoming bi-level in Ridgewood Heights that has a functional, family-friendly floor plan, is a block away from a park + the coulees and a fantastic set of neighbours, the true essence of this community! This 4 bedroom, 3 full bathroom home has plentiful storage space, offers large living rooms, vaulted ceilings and even a 3 sided gas fireplace! The main floor has a bright, open concept living, dining and kitchen with a gas stove, island and pantry. There's a built-in desk on the main floor, great as a homework station! Convenient MAIN FLOOR LAUNDRY, 4 piece shared bathroom and a well sized primary suite has a 4 piece ensuite plus a walk-in closet. The family room downstairs is large and great flex use space. The utility room has additional storage and with the 2 bedrooms sharing the 3 piece bathroom downstairs you'll never have to fight over the bathroom again! The yard is fenced and landscaped with a deck, patio and shed for additional outdoor storage space.