

**43 Sherwood Boulevard W
Lethbridge, Alberta**

MLS # A2265861



\$465,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,235 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan		

Inclusions: Refrigerator, Stove, Dishwasher, Freezer

Located in one of Lethbridge's most desirable communities, this well-maintained 4-bedroom, 2.5-bath home offers nearly 1,300 sq. ft. above grade and exceptional comfort throughout. Features include central air (2 years old), a gas fireplace, central vac with plumbing, a central air purifier, and underground sprinklers. The furnace is just 3 years old, and the water tank 12 years. Enjoy quiet living in a private area with minimal traffic, close to coulees, schools, and shopping. The deck includes a gas stub for your BBQ — perfect for entertaining. A fantastic opportunity to own a move-in-ready home in a peaceful, family-friendly neighborhood! Contact your favorite REALTOR® to book a showing!