



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

42 Ridgewood Boulevard W
Lethbridge, Alberta

MLS # A2316412



\$522,500

Division:	Ridgewood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,005 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Location! Square footage! Room to grow! This property checks boxes! Located in the prestigious Ridgewood Neighborhood on a street that has hardly any passing traffic! This superbly built one and a half story home gives you not only prime Real Estate, but lots of space for you and your family to spread out! Over 2000 ft.²; with three bedrooms on the upper level and a total of four bathrooms. The Home has had updates to windows, flooring, paint, bathroom, furnace, and more! Do you need a 5th bedroom? Pretty easy to add one! At the current price there is plenty of room to put your own touches to the property and still come out way ahead! Why pay close to 600K when you can perfect this one for much less! Put this one on your list! Call your realtor and view it today!