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Your REALTOR®
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85 Sherwood Boulevard W
Lethbridge, Alberta

MLS # A2354206

$579,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,013 sq.ft.	**Age:**	1987 (39 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Mixed, Stucco	**Zoning:**	R
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Pantry		

Inclusions: fridge, stove, dishwasher, washer, dryer

Welcome to 85 Sherwood Blvd, a well-loved family home offering nearly 3,000 sq. ft. of developed living space in the desirable community of Ridgewood Heights. Lovingly maintained for decades, this spacious multi-level home combines comfort, functionality, and plenty of room for the whole family. The main floor features high ceilings, an open layout, and a kitchen with stainless steel appliances flowing into the formal dining area and family room with a cozy fireplace. A main floor laundry room and convenient half bath add to the appeal. Upstairs offers three bedrooms, each with a walk-in closet, and an updated bathroom with a jetted tub. The fully developed lower level provides additional living space with a family room, office/den, and ample storage. The attached double garage is currently used as additional living space, offering flexibility for a variety of needs. Enjoy the east-facing yard with a covered patio and sheltered barbecue area, perfect for relaxing outdoors. Mature trees and nearby parks enhance the neighbourhood’s charm, while downtown is just five minutes away. Additional features include central air conditioning, central vacuum, all appliances and window coverings, plus recent updates to the furnace, roof shingles, and hot water tank. With generous living space, a fantastic location, and flexible possession, 85 Sherwood Blvd is ready for its next family to call it home!

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