



**42 Ridgewood Boulevard W  
Lethbridge, Alberta**

**MLS # A2316412**



**\$519,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.<sup>2</sup>; 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!