



GRASSROOTS
REALTY GROUP

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50 Sherwood Crescent W
Lethbridge, Alberta

MLS # A2327722



\$529,900

Division:	Ridgewood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,253 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Located in the established west side community of Ridgewood, this beautifully updated three-level split offers a functional family layout, mature landscaping, and a location that continues to be one of Lethbridge's most desirable west side neighbourhoods. Situated just minutes from schools, shopping, the University of Lethbridge, and the coulee walking paths, this home combines modern updates with the charm of an established community. Inside, the main living room features soaring ceilings and a large front window that fills the space with natural light. Just a few steps up, the updated kitchen offers white perimeter cabinetry, a contrasting dark wood island, granite countertops, stainless steel appliances, a garburator, and plenty of cabinet and counter space. The adjacent dining area overlooks the living room below, creating an open and connected layout that works well for both everyday living and entertaining. The upper level includes three bedrooms, including a spacious primary bedroom complete with a walk-in closet and private ensuite, along with another updated full bathroom. The lower level provides additional living space with a large family room centered around a gas fireplace, a fourth bedroom, a third full bathroom, and a versatile flex room that works well as a home office, playroom, gym, or hobby room. You'll also appreciate the generous storage space tucked beneath the upper level. Outside, the backyard offers a private setting surrounded by mature trees and established landscaping. A composite deck overlooks the yard, while the expansive lower patio provides additional space for outdoor entertaining. With plenty of green space for kids and pets to enjoy, this backyard offers a level of privacy and maturity that's difficult to find in many newer neighbourhoods. Offering four bedrooms, three full bathrooms, an attached double garage, and

numerous updates throughout, this move-in ready home is an excellent opportunity in one of Lethbridge's most desirable west side communities.