



Anne French  
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**302 Sherwood Place W  
Lethbridge, Alberta**

**MLS # A2149424**



**\$489,000**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Blinds, A/C Unit, Garage Door Opener + remote, Shed,

Located in the heart of Ridgewood, this attractive well maintained two storey home prides itself with many stunning attributes the discerning buyer will immediately appreciate. Spacious, bright and warm, the main floor features two living rooms, a dining area, as well as a breakfast nook, laundry facilities, and a welcoming foyer. Upstairs there are three bedrooms, including a large primary bedroom with a three piece en-suite, and two additional bedrooms close to the main, four piece bathroom. Downstairs has two bedrooms, a huge family room, and a three piece bath. The backyard is inviting, private and tastefully landscaped with a two level deck, long side yard, and plenty of room to entertain family and friends during these lovely summer days and evenings. This treasure must be seen so one can fully admire it's beauty. Call your realtor today for a viewing.