

**125 Sherwood Place W  
Lethbridge, Alberta**

**MLS # A2245539**



**\$545,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ridgewood                          |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 1 and Half Storey                  |               |                   |
| <b>Size:</b>     | 2,012 sq.ft.                       | <b>Age:</b>   | 1987 (38 yrs old) |
| <b>Beds:</b>     | 5                                  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                          |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot, Treed              |               |                   |

|                    |                                                               |                   |     |
|--------------------|---------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Concrete, Stucco, Wood Frame                           | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, Jetted Tub, No Smoking Home |                   |     |

**Inclusions:** None

This is the fantastic Ridgewood Heights home that you have been waiting for!!! With more than 2000 square feet of main floor and upper living space, 5 bedrooms, 4 bathrooms, an upgraded kitchen, a modernized, fully developed basement, a beautifully secluded pie shaped yard and an ultra quiet cul-de-sac location - this one can't be beat! Other features include a bright sun-filled floor plan, 4 bedrooms on the main and upper levels, a professionally developed basement with a spacious recreation room and fifth bedroom, a redesigned bathroom with a shower base already installed, a wonderful, oversized yard, and a fantastic neighbourhood and neighbours! This one has it all... your new home awaits!!!