



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

**421 Sherwood Place W
Lethbridge, Alberta**

MLS # A2278434



\$977,700

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Ridgewood | | |
| Type: | Residential/House | | |
| Style: | 5 Level Split | | |
| Size: | 2,208 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Heated Garage, Off Street, Triple Garage Attached, Triple Garage Detached | | |
| Lot Size: | 0.24 Acre | | |
| Lot Feat: | Pie Shaped Lot | | |

| | | | |
|--------------------|---|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Composite Siding, Concrete, Metal Siding , Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Sauna, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge, TV (above Fridge), Double Oven, Cooktop, Dishwasher, Garburator, Microwave, Garbage Compactor, Drawer Fridge, Bar Fridge, 4 Stools, Window Coverings, Ceiling Fans, Central A/C, Central Vacuum & Attachments, Garage Door Openers and Controls, Storage Shed, Storage Box, Gazebo, Sauna, Above Ground 18'x 33' Oval Pool with Heater, Filter and Pump, Golf Simulator, Fitness Equipment, Office Furniture

Need parking? 2 - triple car, heated garages!!! Want to live in one of Lethbridge's most desirable neighborhoods? Checkout this custom-built cul-d- sac located home, ideally located on the west side in the sought-after Ridgewood subdivision! This exceptional property offers 4 bedrooms and 4 baths in 2200 sq ft and a low maintenance yard on a pie shape lot with plenty of driveway for off street parking. The back yard features an above-ground heated pool (oval 33' x 18') with a great patio and deck. Additional standout features include a golf simulator in the detached garage and a steam sauna in the basement. When you step in the front door, you'll notice contemporary updates throughout including fresh paint, window and floor coverings and a modern, bright open concept kitchen and dining area, perfect for entertaining and hosting family and holiday gatherings. Upstairs features 3 bedrooms and 2 bathrooms including a spacious primary bedroom with a 5-pc ensuite and walk-in closet and two additional bedrooms and another 5-pc bathroom. The 4th bedroom is conveniently located on the main floor off the large living room and is currently set up as a home office/den. The basement has 2 family / recreation rooms that can be tailored to you needs including a fitness room, theatre room or an additional bedroom. This property has it all> Book your showing with your favorite realtor today.