

# \$539,900 - 42 Ridgewood Boulevard W, Lethbridge

MLS® #A2245095

**\$539,900**

4 Bedroom, 4.00 Bathroom, 2,005 sqft

Residential on 0.15 Acres

Ridgewood, Lethbridge, Alberta

Located in the desirable Ridgewood area, this gorgeous 4-level split home offers flexibility with 4 bedrooms (or 3 plus a main floor office) and 4 bathrooms, perfect for families of all sizes. The spacious main floor features a cozy family room with a wood-burning fireplace and an oak kitchen with an eating nook and sliding patio doors that lead to a large, private covered deck and landscaped backyard. Most of the windows have been redone, adding to the home's appeal and efficiency. Enjoy year-round comfort with a high-efficiency furnace, central air conditioning, and a vacuum system. The low-maintenance front yard adds to the curb appeal, and the attached two-car garage provides plenty of space and convenience.

Built in 1987

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245095    |
| Price          | \$539,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,005       |
| Acres          | 0.15        |
| Year Built     | 1987        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 42 Ridgewood Boulevard W |
| Subdivision | Ridgewood                |
| City        | Lethbridge               |
| County      | Lethbridge               |
| Province    | Alberta                  |
| Postal Code | T1K 6B9                  |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 5                                                       |
| Parking        | Double Garage Attached, Driveway, Interlocking Driveway |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings                                        |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                           |
| Cooling           | Central Air                                                          |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Mantle, Wood Burning, Brick Facing, Den                              |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Landscaped, Low Maintenance Landscape, Underground Sprinklers |
| Roof              | Shake                                                         |
| Construction      | Brick, Wood Siding                                            |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 73               |
| Zoning         | R-L              |

**Listing Details**

Listing Office                    2 PERCENT REALTY

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