

# \$465,000 - 43 Sherwood Boulevard W, Lethbridge

MLS® #A2265861

## \$465,000

4 Bedroom, 3.00 Bathroom, 1,235 sqft

Residential on 0.11 Acres

Ridgewood, Lethbridge, Alberta

Located in one of Lethbridge's most desirable communities, this well-maintained 4-bedroom, 2.5-bath home offers nearly 1,300 sq. ft. above grade and exceptional comfort throughout. Features include central air (2 years old), a gas fireplace, central vac with plumbing, a central air purifier, and underground sprinklers. The furnace is just 3 years old, and the water tank 12 years. Enjoy quiet living in a private area with minimal traffic, close to coulees, schools, and shopping. The deck includes a gas stub for your BBQ – perfect for entertaining. A fantastic opportunity to own a move-in-ready home in a peaceful, family-friendly neighborhood! Contact your favorite REALTOR® to book a showing!

Built in 1985

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265861    |
| Price          | \$465,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,235       |
| Acres          | 0.11        |
| Year Built     | 1985        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 43 Sherwood Boulevard W |
| Subdivision | Ridgewood               |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1K6G4                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan |
| Appliances        | Dishwasher, Freezer, Refrigerator, Stove(s)    |
| Heating           | Forced Air                                     |
| Cooling           | Central Air                                    |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Gas                                            |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full                                 |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Other                                                       |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Lawn, Underground Sprinklers |
| Roof              | Tile                                                                      |
| Construction      | Stucco, Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 4                  |

Zoning                      R-L

**Listing Details**

Listing Office              2 PERCENT REALTY

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