



97 Ridgewood Crescent W  
Lethbridge, Alberta

MLS # A2278907

**\$699,900**



<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,530 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Other	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Crown Molding, French Door, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Pristine Bungalow in one of Lethbridge's most desirable postal codes, backing on to the coulee with a south facing covered deck enclosed on three sides with a commercial natural gas radiant heater so you can fully enjoy the out doors for three seasons. This beautiful home boasts four large bedrooms with a five piece ensuite, and a jetted tub. South facing living room windows provide a fantastic coulee view and tons of natural light. Down stairs has a large family / game room that includes a pool table, two large bedrooms and another bathroom. Backs onto the greatest outdoor playground in Southern Alberta Call your favourite realtor to view.