

93 Coachwood Road W

Lethbridge, Alberta

MLS # A2245693



\$599,000

|             |                                                                                                                                         |        |                   |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------|
| Division:   | Ridgewood                                                                                                                               |        |                   |
| Type:       | Residential/House                                                                                                                       |        |                   |
| Style:      | 2 Storey                                                                                                                                |        |                   |
| Size:       | 1,976 sq.ft.                                                                                                                            | Age:   | 1988 (37 yrs old) |
| Beds:       | 6                                                                                                                                       | Baths: | 4                 |
| Garage:     | Double Garage Attached, Heated Garage                                                                                                   |        |                   |
| Lot Size:   | 0.13 Acre                                                                                                                               |        |                   |
| Lot Feat:   | Back Lane, Back Yard, Front Yard, Garden, Lawn, Street Lighting, Treed, Undeveloped                                                     |        |                   |
| Heating:    | Forced Air                                                                                                                              |        |                   |
| Floors:     | Carpet, Cork, Hardwood, Linoleum                                                                                                        |        |                   |
| Roof:       | Tile                                                                                                                                    |        |                   |
| Basement:   | Finished, Full                                                                                                                          |        |                   |
| Exterior:   | Brick, Composite Siding                                                                                                                 |        |                   |
| Foundation: | Poured Concrete                                                                                                                         |        |                   |
| Features:   | Breakfast Bar, Built-in Features, Central Vacuum, French Door, No Animal Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s) |        |                   |
| Water:      | -                                                                                                                                       |        |                   |
| Sewer:      | -                                                                                                                                       |        |                   |
| Condo Fee:  | -                                                                                                                                       |        |                   |
| LLD:        | -                                                                                                                                       |        |                   |
| Zoning:     | R-L                                                                                                                                     |        |                   |
| Utilities:  | -                                                                                                                                       |        |                   |

Inclusions:

Fridge, stove, dishwasher, hood fan, microwave, window coverings, garage door opener & control, fridge in garage, central air, 2 washers, 2 dryers, central vac with no attachments, underground sprinklers, gas fireplace, jacuzzi tub; all goods as is where is.

Welcome to 93 Coachwood Road W, where everyday living feels a little brighter and a little easier. Tucked into the sought-after community of Ridgewood Heights, this home is surrounded by multiple parks, scenic coulee trails, and the sound of kids playing in the neighbourhood. Morning walks, bike rides, and after-dinner strolls become part of your daily rhythm here. Step inside this 2-storey home featuring over 2900sqft of total living space with 6 bedrooms (3 up + 3 down) and 4 bathrooms. With vaulted ceilings & skylights, the open-plan kitchen, and living spaces are filled with natural light & warmth. The heart of the home invites connection &mdash; from casual breakfasts at the breakfast bar to family dinners that spill out onto the large deck and private backyard. With both a main floor living room and a cozy family room, there’s space for everyone for quiet moments and lively gatherings alike. Upstairs, the spacious primary suite is a true retreat, complete with a charming built-in window seat, his-and-her closets, and a 4-piece ensuite enhanced by skylights. Even laundry is made simple, with a setup on both the upper floor and in the basement. Thoughtful updates like newer furnaces, A/C, pot lighting and fresh paint on the main floor mean comfort without the to-do list. The heated double garage, with its new door, shelving, and two man doors, keeps your days organized and your hobbies close at hand. Here, you’re not just buying a house &mdash; you’re stepping into a lifestyle where family, comfort, and community all come together.