

# \$525,000 - 93 Coachwood Road W, Lethbridge

MLS® #A2245693

**\$525,000**

6 Bedroom, 4.00 Bathroom, 1,976 sqft  
Residential on 0.13 Acres

Ridgewood, Lethbridge, Alberta

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 – 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 – you’re stepping into a lifestyle where



family, comfort, and community all come together.

Built in 1988

### **Essential Information**

MLS® #	A2245693
Price	\$525,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,976
Acres	0.13
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	93 Coachwood Road W
Subdivision	Ridgewood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K6B4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, French Door, No Animal Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Raised Hearth, Brick Facing
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Treed, Underground Sprinklers, Street Lighting
Roof	Tile
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	98
Zoning	R-L

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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