

# \$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, No Animal Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Central Vacuum, French Door |
| 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        | Finished, Full                                        |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 63               |
| Zoning         | R-L              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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