



GRASSROOTS
REALTY GROUP

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**38 Edgewood Place W
Lethbridge, Alberta**

MLS # A2226623



\$529,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,392 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, 3 TV mounts (living room, primary bedroom, family room), Garage Door opener and 2 remotes, Blinds, A/C, Garburator, Sun shade (pergola), Shed, Ring Doorbell

Looking for a truly unique exceptional family home? Looking for an amazing location in one of the most sought after neighborhoods in Lethbridge? This stunning home offers 5 bedrooms plus and office, or 4 bedrooms plus an office and a gym. This home is the ideal choice for a large family with its unique layout, featuring a Jack and Jill bathroom on the third level catering to the kids, three bedrooms. You will love to entertain in this home with its well laid out kitchen and its striking granite counter tops, stainless steel appliances, spacious and bright dining area and large living room with its wood burning fireplace! Just off of the large Primary bedroom you will find a gorgeous ensuite with a jetted tub, dual sinks, and a separate shower. And also just off the Primary bedroom is a large office or what could be used as a Nursery. This home features so many perks from its wonderful location to the unique layout, beautiful kitchen and dining area, gorgeous living room with a stone woodburning fireplace to a newer 50 year slate tile roof installed in 2018, newer Hot Water tank installed a few years ago and Central Air. As well as a convenient deck off of the dining and kitchen area perfect for BBQing, featuring a gas line to the BBQ. You will spend countless hours out enjoying your huge deck off the rear of the property overlooking the generous lush backyard. The parents will love the quiet crescent location for the kids and the kids will love the large backyard with its playhouse/shed and the climbing wall on the back of the playhouse. Downstairs is a huge bedroom or a perfect gym, as well as a den area, perfect for the older teen in the family! There are just so many options with this awesome home! Freshly painted and all decked out and ready for it's new family!

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