



GRASSROOTS
REALTY GROUP

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60 Edgewood Boulevard W
Lethbridge, Alberta

MLS # A2235377



\$574,900

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This gorgeous executive home has a very private yard with a magnificent growth of trees and shrubs and backs onto a green strip. The unique design is one of a kind with a balcony off the master bedroom looking into the living room with plenty of light for morning coffee. Hardwood floors, plenty of oak railings and cabinets, spiral staircase and main floor office.