



**GRASSROOTS**  
REALTY GROUP

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**1 Edgemoor Way W  
Lethbridge, Alberta**

**MLS # A2238937**



**\$1,890,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,910 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	1.10 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island		

**Inclusions:** Main house - Fridge, stove, dishwasher, microwave, washer/dryer, A/C, all window coverings, underground sprinklers, all shelving in storage room & shop. Carriage house - Fridge, stove, dishwasher, microwave, washer/dryer, A/C, all window coverings

Tucked into the prestigious Edgemoor subdivision, this stunning estate offers the best of both worlds—quiet country living just minutes from West Lethbridge. Set on 1.1 acres of beautifully landscaped land with views of the coulees, mountains, and open fields, it's hard to beat this location—or the lifestyle that comes with it. The main home is over 5,600 sq. ft. of thoughtfully finished space, with 10-foot ceilings on the main floor and 9-foot ceilings in the basement. Built with brick and stucco, and finished with granite countertops, stainless steel appliances, vinyl plank flooring, and four fireplaces, this home is as comfortable as it is elegant. The layout is ideal for families and entertaining, with a large chef's kitchen featuring a central island and plenty of storage. Just off the kitchen are spacious main living areas, a sitting room, bright home office, and main-floor laundry/mudroom. The primary suite is a private retreat with its own granite-framed fireplace and a beautifully finished 5-piece ensuite. Upstairs, you'll find a huge rec room with a fireplace and two oversized bedrooms—each 16' x 23'—perfect for kids or extended family visiting from out of town. Downstairs, the finished basement includes a massive family room with another fireplace, additional bedrooms, storage, and space to stretch out. Out back, a separate carriage house offers even more flexibility. With a double and single garage below and a 2-bedroom legal suite + office/storage/potential for a bachelor suite above, it's perfect for multi-generational living, guests, or rental income. The property is fully landscaped with trees, underground sprinklers, and privacy throughout. Both the main house and carriage suite are equipped with fire suppression systems and connected to Telus fibre optic internet for fast, reliable service. Whether you're raising a

family, working from home, hosting long-term guests, or just looking for breathing room close to town&mdash;this home offers space, comfort, and endless possibilities.