



**GRASSROOTS**  
REALTY GROUP

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**87 Edgewood Boulevard W  
Lethbridge, Alberta**

**MLS # A2255533**



**\$459,000**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	High Ceilings, Natural Woodwork, Wood Windows		

**Inclusions:** none

Spacious 4-level split in a great West Lethbridge location offering 1,467 sq. ft. of living space on the upper two levels plus excellent lower-level development. The upper level offers a spacious primary suite with adjoining 3-piece ensuite, along with two additional bedrooms and a 4-piece bath. The third level hosts a convenient laundry area, an extra bedroom, 3-piece bath, and a very large recreation room complete with a gas fireplace. The fourth level offers a massive 35' x 32' storage area with plenty of potential. Beautiful oak wood trim, railings, doors, and coffered ceilings highlight the home's original craftsmanship and remain in excellent condition. All floor coverings are worn and will need to be replaced, making this a great opportunity to update and add value.