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## 87 Edgewood Boulevard W Lethbridge, Alberta

MLS # A2255533



\$440,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected

Features: High Ceilings, Natural Woodwork, Wood Windows

Inclusions: none

Use your own preferences in upgrading this home. Painting and floor coverings are required. 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. This home provides a great opportunity to update and add value. Call your favourite realtor to view.