



**GRASSROOTS**  
REALTY GROUP

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**30 Edgemoor Way W**  
**Rural Lethbridge County, Alberta**

**MLS # A2140301**



**\$375,000**

**Division:** Rural Lethbridge County

**Lot Size:** 1.10 Acres

**Lot Feat:** Backs on to Park/Green Space, Level, No Neighbours Behind, Rectangu

**By Town:** Lethbridge

**LLD:** 21-8-22-W4

**Zoning:** GCR

**Water:** -

**Sewer:** -

**Utilities:** -

Edgemoor Estates at Sunrise Point is nestled above the coulees bordering the west edge of the City of Lethbridge. With unsurpassed views of the mountains and river valley, this unspoiled gem is developed into country estate lots where natural terrain and wildlife surround you. All paved roadways, street lights and most servicing have been installed to the property line. Over 1 acre lots afford a large building envelope with architectural controls to ensure the homes give a sense of space and openness with plenty of breathing space. Your "forever" home will have a sense of "classical elegance" with timeless value that comes from living in the country but close to all amenities.