



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**58 Edgewood Crescent W  
Lethbridge, Alberta**

**MLS # A2210125**



**\$464,900**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, central air conditioner, garage door opener + 2 controls, fire pit, hot tub(AS/IS), central vacuum(AS/IS, seller has never used)

The ever-sought after Ridgewood is looking for its new resident! This warm family home is the perfect entry into what is regarded as one of Lethbridge's top neighbourhoods. This low density community offers plentiful parks and green spaces, direct access to our coulees, spacious lot sizes and you're just down the road from major amenities. This 5 bed, 2.5 bath bi-level has seen several updates over the years, including a recently completed full interior paint with baseboards and trim, all new windows, new furnace, hot water tank and AC as well as a new roof. The main floor hosts a large and bright family room that offers some separation from the dining room and kitchen. An eat-up breakfast bar at the kitchen means you don't lose any precious counter real estate - making hosting family dinners a breeze! There's a covered deck off of the dining room, a perfect place to enjoy summer meals out of the elements. There's 3 bedrooms upstairs, perfect for young families! A 2 piece en-suite and 4 piece bathroom round out the main floor. The basement has a separate entry directly to the backyard from the laundry room/storage area. A well sized family room brings in lots of natural light and with yet another 2 bedrooms downstairs and a 3 piece bathroom, there is tons of potential for how you use this home! The backyard is fenced and landscaped and includes a gardening area, fire pit, hot tub with gazebo - you'll want to spend all your time out here!