

**87 Edgewood Boulevard W  
Lethbridge, Alberta**

**MLS # A2255533**



**\$440,000**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <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

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.