

# \$459,000 - 87 Edgewood Boulevard W, Lethbridge

MLS® #A2255533

## \$459,000

4 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.14 Acres

Ridgewood, Lethbridge, Alberta

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.

Built in 1989

## Essential Information

MLS® #	A2255533
Price	\$459,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,468
Acres	0.14
Year Built	1989
Type	Residential



Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	87 Edgewood Boulevard W
Subdivision	Ridgewood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5Z5

### Amenities

Utilities	Electricity Connected, Cable Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Natural Woodwork, Wood Windows
Appliances	Central Air Conditioner, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 9th, 2025
Days on Market	1
Zoning	R-L

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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