\$440,000 - 87 Edgewood Boulevard W, Lethbridge

MLS® #A2255533

\$440,000

4 Bedroom, 3.00 Bathroom, 1,468 sqft Residential on 0.14 Acres

Ridgewood, Lethbridge, Alberta

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.



Essential Information

MLS® # A2255533 Price \$440,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,468

Acres 0.14

Year Built 1989







Residential Type Sub-Type Detached Style 4 Level Split

Active Status

Community Information

Address 87 Edgewood Boulevard W

Subdivision Ridgewood City Lethbridge Lethbridge County Province Alberta Postal Code T1K 5Z5

Amenities

Utilities Cable Available, Electricity Connected, Garbage Collection, Natural Gas

Connected, Sewer Connected, Water Connected

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Wood Windows, Natural Woodwork

Appliances Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Central

Air Conditioner

Forced Air, Natural Gas Heating

Cooling Central Air

Yes Fireplace # of Fireplaces 1

Fireplaces Gas Has Basement Yes

Full Basement

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 52 Zoning R-L

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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