

# \$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 | 2                   |
| Zoning         | R-L                 |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.