

**137 Edgewood Boulevard W  
Lethbridge, Alberta**

**MLS # A2279147**



**\$575,000**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,194 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Soaking Tub, Storage, Wet Bar		

**Inclusions:** Fridge, oven/stove, dishwasher, washer, dryer, microwave, window coverings, A/C, garage door opener (x2), garage opener remote, pool table, chest freezer, central vac plus attachments (as Is)

Welcome to 137 Edgewood Blvd W! This charming 1.5 storey home has been well kept over the years and is ready for some new owners. Proudly offered by the original owners, this property reflects decades of comfort, care, and pride of ownership. The main level is nice and spread out with tons of hosting potential, featuring a formal dining room, a living room, dining nook, and a large family room. The kitchen, equipped with an island, will be the family cook's haven as there is plenty of space to craft up meals. The attached double garage is at the front of the house and, with the parking pad, there is more than enough room to park all of your vehicles. You can also access the deck and backyard from the main level. With no neighbours behind, this will be a great place to enjoy the warm southern Alberta months. Backing onto a beautiful green space, you'll love the added privacy and the convenience of a walking path that connects to the surrounding green spaces, neighbourhood park, and scenic coulee walking trails—perfect for enjoying the outdoors right from your backyard. Moving upstairs, the primary bedroom is large with plenty of closet space and a big ensuite bathroom. The additional bedroom upstairs also has an ensuite and lots of space for all of your belongings. The basement's standout feature is the big rec room that can be transformed into whatever you want. Whether it's a theatre room, pool table area, or a man cave, all are possible. Two more bedrooms, a bathroom, and the utility room can also be found in the lower level. This is a great home filled with years of comfort and memories, and it's ready for its next chapter. Move in ASAP. Contact your favourite REALTOR; today