

# \$469,900 - 58 Edgewood Crescent W, Lethbridge

MLS® #A2210125

**\$469,900**

5 Bedroom, 3.00 Bathroom, 1,166 sqft

Residential on 0.16 Acres

Ridgewood, Lethbridge, Alberta

The ever-sought after Ridgewood is looking for its new resident! This warm family home is the perfect entry into what is regarded as one of Lethbridge's top neighbourhoods. This low density community offers plentiful parks and green spaces, direct access to our coulees, spacious lot sizes and you're just down the road from major amenities. This 5 bed, 2.5 bath bi-level has seen several updates over the years, including a recently completed full interior paint with baseboards and trim, all new windows, new furnace, hot water tank and AC as well as a new roof. The main floor hosts a large and bright family room that offers some separation from the dining room and kitchen. An eat-up breakfast bar at the kitchen means you don't lose any precious counter real estate - making hosting family dinners a breeze! There's a covered deck off of the dining room, a perfect place to enjoy summer meals out of the elements. There's 3 bedrooms upstairs, perfect for young families! A 2 piece en-suite and 4 piece bathroom round out the main floor. The basement has a separate entry directly to the backyard from the laundry room/storage area. A well sized family room brings in lots of natural light and with yet another 2 bedrooms downstairs and a 3 piece bathroom, there is tons of potential for how you use this home! The backyard is fenced and landscaped and includes a gardening area, fire pit, hot tub with gazebo - you'll want to spend all your time out here!



Built in 1988

## Essential Information

MLS® #	A2210125
Price	\$469,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,166
Acres	0.16
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	58 Edgewood Crescent W
Subdivision	Ridgewood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5Z1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, No Smoking Home, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	21
Zoning	R-L

### **Listing Details**

Listing Office	Grassroots Realty Group
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