

# \$2,100,000 - 1 Edgemoor Way W, Lethbridge

MLS® #A2238937

**\$2,100,000**

5 Bedroom, 4.00 Bathroom, 3,910 sqft  
Residential on 1.10 Acres

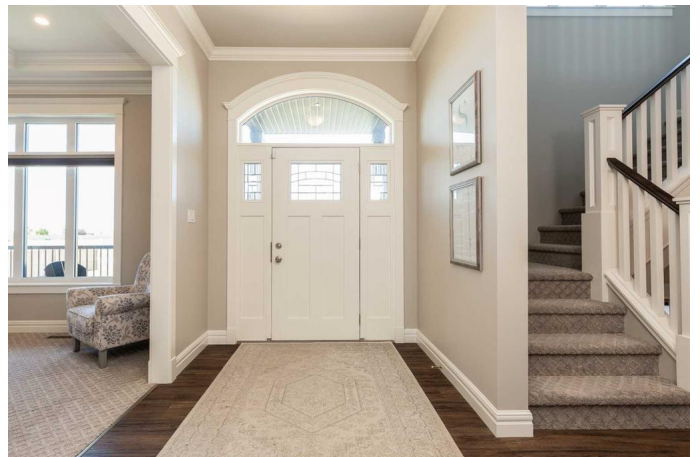
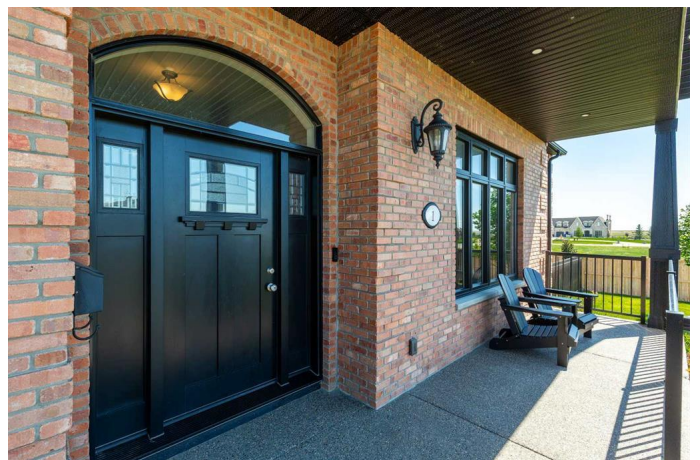
NONE, Lethbridge, Alberta

Tucked into the prestigious Edgemoor subdivision, this stunning estate offers the best of both worldsâ€”quiet country living just minutes from West Lethbridge. Set on 1.1 acres of beautifully landscaped land with views of the coulees, mountains, and open fields, itâ€™s hard to beat this locationâ€™or the lifestyle that comes with it.

The main home is over 5,600 sq. ft. of thoughtfully finished space, with 10-foot ceilings on the main floor and 9-foot ceilings in the basement. Built with brick and stucco, and finished with granite countertops, stainless steel appliances, vinyl plank flooring, and four fireplaces, this home is as comfortable as it is elegant.

The layout is ideal for families and entertaining, with a large chefâ€™s kitchen featuring a central island and plenty of storage. Just off the kitchen are spacious main living areas, a sitting room, bright home office, and main-floor laundry/mudroom. The primary suite is a private retreat with its own granite-framed fireplace and a beautifully finished 5-piece ensuite.

Upstairs, youâ€™ll find a huge rec room with a fireplace and two oversized bedroomsâ€”each 16' x 23'â€”perfect for kids or extended family visiting from out of town. Downstairs, the finished basement includes a massive family room with another fireplace, additional



bedrooms, storage, and space to stretch out.

Out back, a separate carriage house offers even more flexibility. With a double and single garage below and a 2-bedroom legal suite + office/storage/potential for a bachelor suite above, it's perfect for multi-generational living, guests, or rental income.

The property is fully landscaped with trees, underground sprinklers, and privacy throughout. Both the main house and carriage suite are equipped with fire suppression systems and connected to Telus fibre optic internet for fast, reliable service.

Whether you're raising a family, working from home, hosting long-term guests, or just looking for breathing room close to town—this home offers space, comfort, and endless possibilities.

Built in 2019

### Essential Information

MLS® #	A2238937
Price	\$2,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,910
Acres	1.10
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	1 Edgemoor Way W
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Subdivision	NONE
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5R6

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Triple Garage Detached
# of Garages	5

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island
Appliances	See Remarks
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	61
Zoning	Residential

### Listing Details

Listing Office	Lethbridge Real Estate.com
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