\$1,999,900 - 1 Edgemoor Way W, Lethbridge

MLS® #A2238937

\$1,999,900

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, it'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 chef'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, you'II 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 townâ€"this home offers space, comfort, and endless possibilities.

Built in 2019

Essential Information

MLS® # A2238937 Price \$1,999,900

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

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 Natural Gas, Central

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 Stucco, Wood Frame, Brick

Foundation Poured Concrete

Additional Information

Date Listed July 11th, 2025

Days on Market 113

Zoning Residential

Listing Details

Listing Office Lethbridge Real Estate.com

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