

# \$375,000 - 30 Edgemoor Way W, Rural Lethbridge County

MLS® #A2140301

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.10 Acres

N/A, Rural Lethbridge County, Alberta

Edgemoor Estates at Sunrise Point is nestled above the coulees bordering the west edge of the City of Lethbridge. With unsurpassed views of the mountains and river valley, this unspoiled gem is developed into country estate lots where natural terrain and wildlife surround you. All paved roadways, street lights and most servicing have been installed to the property line. Over 1 acre lots afford a large building envelope with architectural controls to ensure the homes give a sense of space and openness with plenty of breathing space. Your "forever" home will have a sense of "classical elegance" with timeless value that comes from living in the country but close to all amenities.

## Essential Information

MLS® #	A2140301
Price	\$375,000
Bathrooms	0.00
Acres	1.10
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	30 Edgemoor Way W
Subdivision	N/A
City	Rural Lethbridge County



County	Lethbridge County
Province	Alberta
Postal Code	T1J 5R6

## Exterior

Lot Description	Level, Rectangular Lot, Backs on to Park/Green Space, No Neighbours Behind, Street Lighting
-----------------	---

## Additional Information

Date Listed	June 10th, 2024
Days on Market	313
Zoning	GCR

## Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.