



**GRASSROOTS**

REALTY GROUP

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**6 Edgemoor Way**  
**Rural Lethbridge County, Alberta**

**MLS # A2322720**



**\$375,000**

**Division:** NONE

**Lot Size:** 1.00 Acre

**Lot Feat:** -

**By Town:** Lethbridge

**LLD:** 21-8-22-W4

**Zoning:** GCR

**Water:** See Remarks

**Sewer:** -

**Utilities:** Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line, Natural Gas

One of the last opportunities to secure a premier estate lot in sought-after Edgemoor Estates. Perched above the coulees with sweeping views of the Oldman River Valley and Waterton Mountains, this exceptional 1 acre property offers the rare combination of breathtaking scenery, privacy, and convenience. Enjoy paved roads, street lighting, underground city water, natural gas, power, fibre optic internet, and 200-amp service to the property line. Just minutes from west Lethbridge, schools, the University, shopping, and Highway 3, this is your chance to build a legacy home in one of Southern Alberta's most exclusive country residential communities. Lots with views like this are becoming increasingly difficult to find.