

\$1,250,000 - 204067 Township Road 84, Rural Lethbridge County

MLS® #A2196645

\$1,250,000

6 Bedroom, 3.00 Bathroom, 2,730 sqft
Residential on 7.76 Acres

NONE, Rural Lethbridge County, Alberta

Located 5 minutes east of Lethbridge on Brown Road, this 7.76 estate is a private oasis! Over 50 mature trees (Elm, Spruce, Poplar, Ash, apple) provide endless privacy for this property boasting over 1 acre of lawn, a fish/swim pond, full size tree house and many other bushes and flowers. The back 4.5 acres are seeded in productive alfalfa, watered by a wheel move sprinkler system. A looped, paved driveway welcomes you to the white, two storey brick home with a large two-car garage. Inside, there are 6 large bedrooms, a wood burning fireplace, quarter sawn (site finished) white oak hardwood flooring and stairs, main floor laundry room with custom cabinets and quartz countertops. A spacious living room adjacent to the kitchen offers guests a comfortable breakfast bar, and a large fireplace room for entertainment and large, south facing windows. Other features include 4 bedrooms (upstairs), 2 basement bedrooms, a mainfloor office, a large back entry, basement cold storage room and a spacious kitchen. Outside a concrete patio off the kitchen facing south with aluminum railings provides an ideal view of the yard and quiet ambiance. A 40ft x 50ft heated, insulated metal shop with concrete floors, mezzanine for storage and workbench area is perfect for your hobbies or business. SMRID irrigation water feeds the dugout. A pump and pressure tank operate an underground water line for above



ground sprinklers. A Reverse Osmosis drinking water system alongside sand and carbon water filters with a UV light. Many upgrades, updates and renovations completed on this property.

Built in 1979

Essential Information

MLS® #	A2196645
Price	\$1,250,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,730
Acres	7.76
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	204067 Township Road 84
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1J 5N7

Amenities

Utilities	Electricity Connected
Parking	Double Garage Attached
# of Garages	5
Waterfront	Pond

Interior

Interior Features	No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Range, Washer/Dryer
Heating	Forced Air, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Private, Treed, Pasture
Roof	Asphalt Shingle
Construction	Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2025
Days on Market	15
Zoning	GCR

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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