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

MLS® #A2196645

\$1,250,000

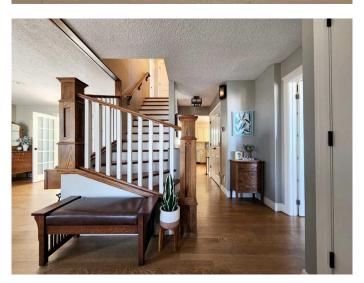
6 Bedroom, 3.00 Bathroom, 2,730 sqft Residential on 7.76 Acres

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

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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