

# \$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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