

# \$1,100,000 - 80049 Rr205, Rural Lethbridge County

MLS® #A2235201

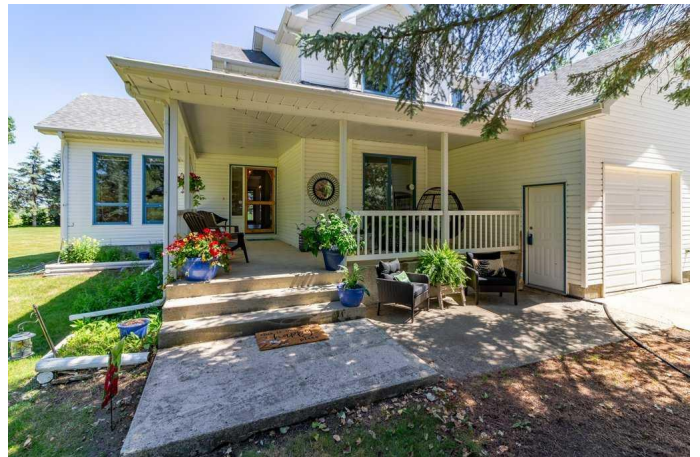
**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 2,107 sqft

Residential on 3.60 Acres

NONE, Rural Lethbridge County, Alberta

You've finally arrived home! Charming acreage located 8 km SE of Lethbridge on "City Water" and with pavement right to your doorstep. Situated on 3.6 acres, shrouded in privacy with a beautiful tree belt, this well built 2 story home is sure to please. Many highlights here including a covered front verandah, fabulous rear deck and outdoor living space, big bedroom closets, heated attached garage PLUS a heated 30 x 40 ft. shop. Upon stepping into the foyer the design flows East/West and showcases an abundance of windows and natural light. There is a convenient main floor laundry room and a very large den on the main level that potentially could be another bedroom. Speaking of bedrooms, you will surely be impressed by the size of both the primary bedroom and primary ensuite bathroom with separate shower. Downstairs is fully finished (except for roughed in bathroom) boasts lots of storage space, separate exit to back yard, and a thoughtful wine making room. Water supply for the home is the COLRWA (City Water) as well as SMRID for the grounds. With the heated attached garage, heated shop and amount of paved parking space you'll have plenty of room for ALL of your toys. Wanting some furry friends?...the East pasture portion of the property would be ideal for horse/animal lovers. Shows fresh and clean and ready for your quick possession if needed!





Built in 1993

## Essential Information

MLS® #	A2235201
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,107
Acres	3.60
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	80049 Rr205
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1k8G9

## Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Heated Garage, Off Street, Oversized, RV Access/Parking, RV Garage, See Remarks
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, See Remarks, Separate Entrance
Appliances	See Remarks
Heating	Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1



Fireplaces	Gas, Gas Starter, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard
Lot Description	Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture, Private, Secluded, See Remarks, Other
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	GCR

## Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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