

\$1,300,000 - 211080 Twp Rd 84-b, Rural Lethbridge County

MLS® #A2205143

\$1,300,000

5 Bedroom, 3.00 Bathroom, 3,736 sqft
Residential on 3.15 Acres

NONE, Rural Lethbridge County, Alberta

Are you ready to embrace the ultimate in convenience and tranquility? This exceptional home, just minutes from Lethbridge, boasts over 3 acres of exquisite landscaping and an impressive 3,700 square feet of living space on the main and upper floors, complete with a partially developed basement. Your kids will love having their very own dirt bike track in the backyard, where they can invite all their friends to play!

Positioned along the City of Lethbridge border, you'll enjoy the benefits of low county taxes while being just minutes away from the amenities on South Mayor Magrath Drive.

Experience the best of city living combined with the peace and serenity of country life, all surrounded by mature trees. The breathtaking limestone exterior acrylic stucco and newer overhead garage doors.

This property features two massive outbuildings: a 24 x 40 heated shed and a 36 x 28 shop with concrete floors, perfect for a work space, hobbies or additional storage.

Inside, you'll find a harmonious blend of hardwood, travertine, and imported wool carpet flooring. With three cozy fireplaces—one of which is in the master bedroom—and a wood-burning stove, comfort is paramount. Recent enhancements include a beautifully renovated laundry room with dark forest green cabinets, quartz countertops, an all-in-one washer-dryer with a laundry sink,



and a walk-in mudroom with a built-in bench and additional storage. The pantry boasts ample shelving, a freezer, and counter space, while the garage features an epoxy floor and a heated storage room for your convenience. The open floor plan welcomes you with an elegant winding staircase in the foyer. This home also includes a library/formal office space, offering flexibility for your work-from-home needs. Upstairs, you'll discover five generously sized bedrooms, with the Primary featuring a sprawling powder room that includes a clawfoot tub, a separate shower, and a walk-in closet. The other four bedrooms are complemented by a large bathroom with a separate tub and an extra-large change room and walk-in shower. The kitchen features oak cabinets, gas cook top, sub zero fridge, built in wall oven and endless counterspace. Enjoy al fresco dining or relaxation in the 14 x 30 screened-in patio, protected from the wind! Complete with a hot tub, interlocking brick, and a natural gas line—perfect for entertaining or unwinding after a long day. This property is equipped with city water and SMRID irrigation to fill the dugout, along with a large septic tank. This distinguished property offers a truly unique lifestyle opportunity. Don't miss your chance to make this dream home yours!

Built in 1975

Essential Information

| | |
|------------|-------------|
| MLS® # | A2205143 |
| Price | \$1,300,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |

| | |
|----------------|----------------------------------|
| Square Footage | 3,736 |
| Acres | 3.15 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 211080 Twp Rd 84-b |
| Subdivision | NONE |
| City | Rural Lethbridge County |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T1J 5N6 |

Amenities

| | |
|--------------|---|
| Parking | Double Garage Attached, Oversized, Triple Garage Detached, Additional Parking |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Freezer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Yard, Landscaped, No Neighbours Behind, Private |
| Roof | Asphalt Shingle |

| | |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 10 |
| Zoning | Res Acreage |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.