

# \$699,900 - 115058 Range Road 240, Rural Lethbridge County

MLS® #A2199427

**\$699,900**

5 Bedroom, 3.00 Bathroom, 2,014 sqft  
Residential on 7.56 Acres

NONE, Rural Lethbridge County, Alberta

A great family home Nestled on 7.56 acres of serene countryside, between Barons and Nobleford, this spacious acreage offers the perfect blend of comfort and convenience. With 2,014 square feet of living space, this well-designed home features five bedrooms and three bathrooms, making it ideal for families or those seeking extra room to spread out. The primary suite is a private retreat with a walk-in closet and a 3-piece ensuite. The main floor boasts a bright and open layout, complete with a large kitchen and dining area thatâ€™s perfect for gatherings. A cozy living room with a fireplace provides a welcoming space to relax, while the main-floor laundry adds everyday convenience. Upstairs, a versatile loft area can be used as a home office, reading nook, or additional lounge space. The basement includes three more bedrooms, a bathroom, and an unfinished family room, offering potential for customization. 1,000gal Cistern conveniently located in the garage for Haul-in water with Irrigation water available. Step outside to enjoy the expansive deck, perfect for outdoor entertaining or simply taking in the peaceful surroundings. A triple-car attached garage provides plenty of parking and storage space, plus a 30x60 shop & Horse set up! Located just 30 minutes from Lethbridge, 18 minutes to Keho Lake Golf Club, 8 minute drive to Barons this property offers the best of both worlds â€œ



a quiet, rural lifestyle with easy access to city amenities. Don't miss the opportunity to make this beautiful acreage your own – contact your favourite REALTOR® today!

Built in 1962

### Essential Information

MLS® #	A2199427
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,014
Acres	7.56
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	115058 Range Road 240
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0G0

### Amenities

Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private, Views
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	March 10th, 2025
Days on Market	30
Zoning	RA

## Listing Details

Listing Office	Onyx Realty Ltd.
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