

# \$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	5
Zoning	Res Acreage

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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