

# \$1,299,000 - 84013 Range Road 212, Rural Lethbridge County

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MLS® #A2145372

**\$1,299,000**

6 Bedroom, 3.00 Bathroom, 2,389 sqft  
Residential on 2.89 Acres

NONE, Rural Lethbridge County, Alberta

Imagine a serene oasis bordering the city limits on the southside of town. Over \$300,000 has been invested in this stunning property in recent years. Nestled on 2.89 acres, this fully developed bungalow features 6 bedrooms and 3 full bathrooms, rebuilt to the highest standards with charming farmhouse flair. Features include but not limited to a paved driveway, UG Irrigation, City water, new 40'x60' heated shop with hoist, 25'x25' garage, 20'x25' shop/corral and shelter with a horse shed equipped with power, All season "Barzebo" for entertaining, swimming pond with a sand beach. This property has space for the entire family.

Built in 1913

## Essential Information

MLS® #	A2145372
Price	\$1,299,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,389
Acres	2.89
Year Built	1913
Type	Residential
Sub-Type	Detached



Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	84013 Range Road 212
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1J 5N6

### Amenities

Parking Spaces	10
Parking	Additional Parking, Asphalt, Double Garage Attached, Gated, Garage Door Opener, Heated Garage, Quad or More Detached
# of Garages	10

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Gas Range, Refrigerator, Range Hood, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Gazebo, Lawn, Landscaped, No Neighbours Behind, Paved, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 28th, 2024
Days on Market	301
Zoning	GCR

**Listing Details**

Listing Office                SUTTON GROUP - LETHBRIDGE

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