



**2 95048 HWY 845**  
**Rural Lethbridge County, Alberta**

**MLS # A2261403**



**\$1,960,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,374 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.61 Acres		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	4-20-9-W34
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Welcome to your private acreage retreat just north of Coaldale along Highway 845. Nestled on 5.61 acres, this beautifully maintained property offers the perfect balance of peaceful country living, functional space, and modern comfort. This spacious bungalow features 3 bedrooms and 2.5 bathrooms all on one level—no basement—making it ideal for convenient, accessible living. The open-concept design creates a bright and inviting atmosphere, highlighted by hardwood and tile flooring, a cozy gas fireplace, and a thoughtfully designed layout perfect for both everyday living and entertaining. The heart of the home is the expansive kitchen, complete with a massive island, walk-in pantry, stainless steel appliances, and a built-in desk area. The adjoining dining space offers plenty of room for a large table with the flexibility to expand for gatherings. The primary suite is a true retreat, featuring a huge walk-in closet and a gorgeous ensuite with double sinks and a spacious walk-in shower. Step outside and take in the stunning surroundings. The front porch overlooks a beautifully landscaped yard with mature trees, while the back porch has a fully screened in hot tub area—accessible from the primary bedroom—creating a private space to relax year-round. The backyard is peaceful and quiet, complete with an entertaining area with ample space for seating and BBQs, plus a firepit area and plenty of room for kids, family, and pets to enjoy. Functionality meets versatility with the attached double garage and a well-appointed mudroom, along with a dedicated laundry room featuring built-in cupboards. The impressive 40' x 50' heated shop is fully equipped with a bathroom with shower, laundry area (washer), central vacuum, office space, tool room, and extensive storage—ideal for hobbyists or business use. With

subdivision potential and room to grow, this exceptional acreage offers a rare opportunity to enjoy space, privacy, and a serene lifestyle just minutes from town.