



**GRASSROOTS**

REALTY GROUP

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**2825 Walsh Drive W  
Lethbridge, Alberta**

**MLS # A2296373**



**\$3,000,000**

**Division:** West Lethbridge Employment Centre - Industrial

**Type:** Residential/House

**Style:** Acreage with Residence, Bungalow

**Size:** 1,793 sq.ft. **Age:** 1973 (53 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Concrete Driveway, Double Garage Attached

**Lot Size:** 60.00 Acres

**Lot Feat:** Other

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete

**Zoning:** FUD

**Foundation:** See Remarks

**Utilities:** Other

**Features:** See Remarks

**Inclusions:** n/a

Investors, Developers, Interested parties&hellip; Do not sleep on this parcel. Located in the future West Lethbridge Employment Center district, this prime 60 Acres is up for SALE! As the property currently sits, it is being used as a rural residence. There is a sprawling bungalow (home needs TLC) located on the land as well as a functional pool for endless summer enjoyment, as well as some out buildings and more. The real value of this property though is in its future use and designation of Business Industrial (see p. 28 of the WLEC PDF). As stated in the document, &ldquo;Land uses that are considered appropriate for this area include offices, business support services, vehicle sales and rentals, storage, and household repair services. This is similar to what is currently seen in the W.T Hill Business park on the east side of the city.&rdquo; (Casino area). For further information please contact your favourite realtor!