



**80045 Range Road 205  
Lethbridge, Alberta**

**MLS # A2299914**



**\$950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,502 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	3.16 Acres		
<b>Lot Feat:</b>	Seasonal Water		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Dugout
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	ASFF
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	High Ceilings		

**Inclusions:** Riding lawn mower, hot tub

Less than 10 minutes to Lethbridge on pavement, this 3.16-acre property enjoys SMRID water rights and backs onto the canal. The home is a 1500ft2 bungalow with 3 bedrooms and 2 baths up, plus a full basement partially finished with a kitchen, family room, and 3-piece bath. There also is a convenient double attached garage. A true working man's acreage, one of the biggest features is the 40 x 84 steel shop. Fully insulated, heated, and with a concrete floor plus a mezzanine, it is ideal for any auto enthusiast, tradesperson, or avid hobbyist looking for that perfect place to work or play. Numerous other buildings provide additional storage and of course endless parking. Lots of potential in the home and the yard to create your dream acreage! Please note the home square footage does not include the rear addition.