



94050 Range Rd 214A
Rural Lethbridge County, Alberta

MLS # A2305478



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,834 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	5
Garage:	Off Street		
Lot Size:	11.63 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	Public, Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-9-21-W4
Exterior:	Brick	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Just minutes north of Lethbridge, this exceptional 11.63-acre property offers a rare combination of acreage living, income potential, and long-term efficiency. With stunning coulee views, city water, irrigation access through a private dugout, and extensive updates throughout, this is a truly unique opportunity just outside Lethbridge. The beautifully updated 1,834 sq. ft. bungalow features an updated kitchen, new flooring, and a functional layout designed for both comfortable family living and entertaining. With 6 bedrooms and 5 bathrooms, there's plenty of space for large families, multi-generational living, or those simply wanting room to spread out. A major highlight of this property is the flexibility it offers with two illegal suites—one in the fully developed basement featuring a kitchenette and separate laundry, and another in the converted attached garage. These spaces provide excellent options for extended family, guests, home-based business use, or potential supplemental income (buyer to verify use and compliance). The fully paid 150 kW solar system adds exceptional value through long-term energy efficiency and significantly reduced utility costs. Step outside and enjoy everything this property has to offer, including an expansive deck with pergola, a private treed fire pit area, new backyard fencing, and wide-open space to enjoy peaceful country living. The private dugout provides irrigation opportunities, while city water offers convenience and peace of mind. Whether you're looking for a private family retreat, multi-generational living, hobby farm potential, or a property with incredible flexibility, this acreage delivers a lifestyle that is hard to find this close to Lethbridge. Rarely do acreages offer this much versatility, efficiency, and potential in such a prime location. Call your favorite Realtor® today to book your private showing.