

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

---

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	312
Zoning	GCR

**Listing Details**

Listing Office                    SUTTON GROUP - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.