

# **\$1,990,000 - 205040 Hwy 508, Rural Lethbridge County**

MLS® #A2224478

**\$1,990,000**

5 Bedroom, 4.00 Bathroom, 2,315 sqft

Residential on 3.50 Acres

NONE, Rural Lethbridge County, Alberta

The Pinnacle of Acreage Living! Located less than 10km from South Lethbridge, on pavement, you'll find this incredible acreage residence. The current owners have been here for over 32 years and have meticulously grown, developed, maintained and perfected the total package. Situated on 3.5 acres, serviced with both "city water" from the COLRWA and irrigation from SMRID, the property boasts a magnificent rancher bungalow, superior equine/shop building, and gorgeous tree-lined grounds and gardens. The home itself has had many updates and upgrades in recent years and shows very contemporary, open, and bright. Featuring 5 bedrooms, 4 bathrooms, main floor laundry, walnut hardwood flooring, granite kitchen countertops, and several patio spaces. The kitchen/great room spills out onto a gorgeous outdoor living space complete with a Southwestern inspired outdoor fireplace, spacious lounge area, and stamped concrete patio, all on the sheltered side of the home. An oversized double garage (26' x 30' with 10'5" ceiling height and 9' bay doors) that is heated, has hot and cold water, provides ample room for your main vehicles. And you bet there is plenty of parking space "out front" for ALL of your guests. The stable/shop was built in 2000, and was originally designed for equine purposes. Measuring 32' x 60' and having a 11'9" ceiling height, the stable is heated, has water from the house, sports 5 horse stalls (pens included), a 32' x 20' garage



space, a tack/gear room, and the ability to drive through from end to end. Don't have horses?...no problem, this building could easily suit a shop, studio, kennel, or a multitude of other uses. With 2 entrance gates there is tremendous access to the property that allows for your trucks and trailers to freely maneuver. East of the stable you'll find the animal paddock already cordoned off with metal fencing, and 2 animal shelters (1 with a heated self waterer). There is also a separate 1.5 acre lot that could be bought on the far East end of this property (MLS#A2224479) and could be an opportunity for a 2 family/friend purchase (choose your own neighbour). Ask your preferred agent about the additional equipment list available too. A definite MUST SEE if you are seeking an extraordinary acreage lifestyle!

Built in 1986

### **Essential Information**

MLS® #	A2224478
Price	\$1,990,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,315
Acres	3.50
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	205040 Hwy 508
Subdivision	NONE

City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1K 8G8

### Amenities

Parking Spaces	12
Parking	Additional Parking, Double Garage Attached, Driveway, Gated, Oversized, Drive Through, Paved, See Remarks
# of Garages	2

### Interior

Interior Features	Double Vanity, Granite Counters, Open Floorplan, See Remarks, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	BBQ gas line, Other, Private Entrance, Private Yard
Lot Description	Landscaped, Lawn, Many Trees, No Neighbours Behind, Other, Private, Rectangular Lot, Secluded, See Remarks
Roof	Cedar Shake
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
Days on Market	10
Zoning	GCR

### Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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