

\$3,200,000 - 275 University Drive W, Lethbridge

MLS® #A1087214

\$3,200,000

5 Bedroom, 4.00 Bathroom, 1,842 sqft
Residential on 52 Acres

West Lethbridge Employment Centre - Commercial, Lethbridge, Alberta

52 acre parcel in city limits, commanding view of Oldman River valley and City of Lethbridge, 1842 sq ft walkout bungalow, on machine terraced 3 acre building site. Area structure plan in place, 300 yards of University Drive frontage, potential for 15+ river valley view lots.

SW flavoured house surrounded by mature spruce trees. East side has large windows lighting your large country kitchen (hickory cabinets), living room & master BR. Patio doors from kitchen & master BR lead to two cedar decks overlooking two terraces & river valley. 5 BRs & 4 full bathrooms, huge FR, craft room & den. \$50,000 of improvements last three years; floors redone (fir & oak up, porcelain tile down), bathrooms renovated, fresh paint whole house, hot water tanks & septic tank. Exterior stucco, metal roof and metal clad windows.

Property cross fenced for small horse boarding operation, capacity for 20+ horses. 1066 sq ft shop has walkout basement, two stables & 6 tack boxes. Upper flr has shop and storage (potential garden suite). 200,000 gallon pond cleaned in 2020. Paddocks & lighted outdoor riding arena on lower terrace. Engineering report completed, set back lines delineated. Water rights for 26.8 acres not included.

Vendor financing available, min \$1 million down, balance in 4 annual instalments at 2%.



This is a rare opportunity to own a very unique property that will not come up for sale often.

Built in 2000

Essential Information

MLS® #	A1087214
Price	\$3,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,842
Acres	52.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	275 University Drive W
Subdivision	West Lethbridge Employment Centre - Commercial
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4S6

Amenities

Utilities	See Remarks
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Stove(s)
Heating	Forced Air, Natural Gas, Boiler, Fireplace(s), In Floor, Wood
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Walk-Out
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Living Room, Wood Burning

Exterior

Exterior Features	Other
Lot Description	Landscaped, Other, Private, See Remarks, Secluded
Roof	Metal
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2021
Days on Market	110
Zoning	FUD,V

Listing Details

Listing Office	Courtesy Of PETER DYCK Of Sunland Realty Corporation
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