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

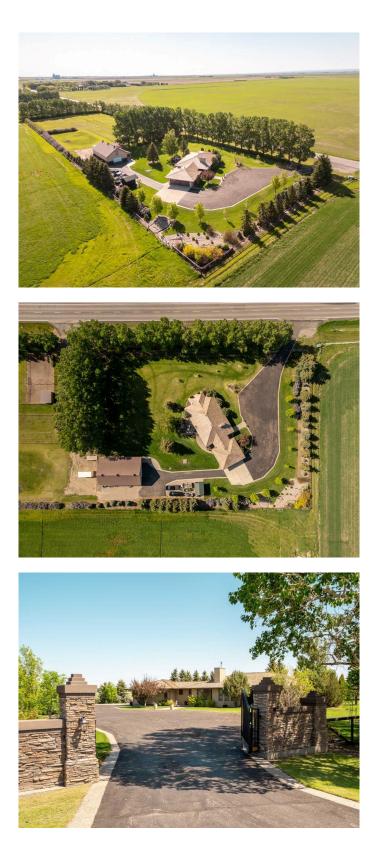
MLS® #A2224478

\$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
Туре	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	205040 Hwy 508
Subdivision	NONE

City County Province Postal Code	Rural Lethbridge County Lethbridge County Alberta 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		
Data Listad	Nov 07th 0005	

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

Listing Details

Listing Office Royal Lepage South Country - Lethbridge

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