

# \$1,200,000 - 203037 Township Road 80, Rural Lethbridge County

MLS® #A2218250

**\$1,200,000**

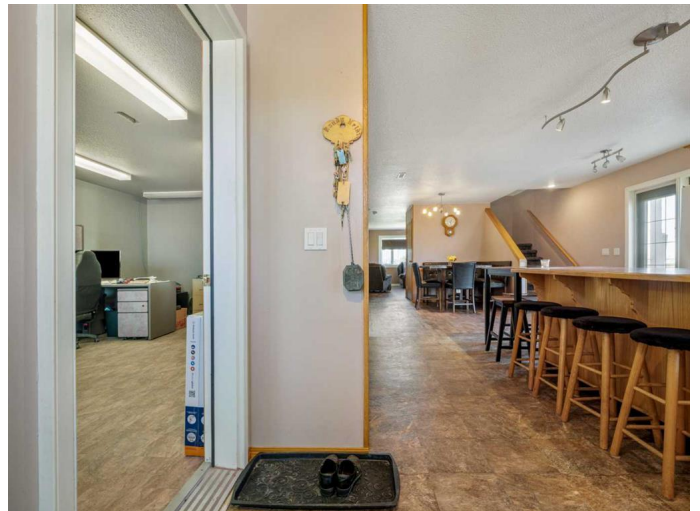
4 Bedroom, 3.00 Bathroom, 3,032 sqft  
Residential on 4.10 Acres

NONE, Rural Lethbridge County, Alberta

What a wonderful place to raise a family! Just ten minutes southeast of Lethbridge, this spacious 3,000 sq ft home has everything you need – and then some. With no basement to worry about, you can enjoy all your living space above ground. Upstairs you’ll find three large bedrooms, two full baths (including a king-sized en suite), a bonus family room, and a laundry room with its own stand-up tanning booth – how cool is that? On the main floor, you’re welcomed by a huge kitchen that’s perfect for gatherings, a roomy dining area, a cozy living room, and a fourth bedroom. There’s also a convenient office space right off the shop, and a half bath. Speaking of the shop – it’s massive! The 3,500 sq ft attached shop is ready and waiting for your business dreams, hobbies, or toys. Sitting on 4.1 acres, this property gives you the freedom to create the lifestyle you want. Built and developed by the owner in the late ‘90s, this solid place has been home to a growing family and a thriving business. Now it’s ready for you to bring your family, your ideas, and make it your own! Ready to take a look? Let’s set up a tour with your favourite REALTOR®!

Built in 1998

## Essential Information



MLS® #	A2218250
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,032
Acres	4.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	203037 Township Road 80
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1K 8G9

### **Amenities**

Parking	Off Street
---------	------------

### **Interior**

Interior Features	Central Vacuum, Jetted Tub, Pantry, Sump Pump(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Purifier, Window Coverings
Heating	Boiler, Combination, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	No Neighbours Behind, Private, Underground Sprinklers, Yard Lights
Roof	Metal

Construction	Metal Siding, Stucco
Foundation	Slab

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	159
Zoning	Country Residential

### **Listing Details**

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.