



Anne French
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80045 Range Road 205
Lethbridge, Alberta

MLS # A2299914



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,502 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	3.16 Acres		
Lot Feat:	Seasonal Water		

Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	ASFF
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	High Ceilings		

Inclusions: Riding lawn mower, hot tub

Less than 10 minutes to Lethbridge on pavement, this 3.16-acre property enjoys SMRID water rights and backs onto the canal. The home is a 1500ft2 bungalow with 3 bedrooms and 2 baths up, plus a full basement partially finished with a kitchen, family room, and 3-piece bath. There also is a convenient double attached garage. A true working man's acreage, one of the biggest features is the 40 x 84 steel shop. Fully insulated, heated, and with a concrete floor plus a mezzanine, it is ideal for any auto enthusiast, tradesperson, or avid hobbyist looking for that perfect place to work or play. Numerous other buildings provide additional storage and of course endless parking. Lots of potential in the home and the yard to create your dream acreage! Please note the home square footage does not include the rear addition.