

\$1,399,000 - 92018 Range Road 223, Coalhurst

MLS® #A2210038

\$1,399,000

2 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 73.53 Acres

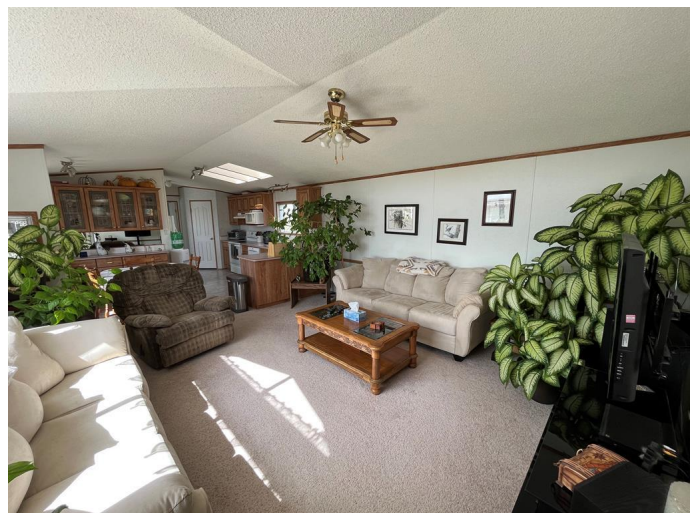
NONE, Coalhurst, Alberta

Are you a builder looking to subdivide to build some homes? A home based business looking to build a shop? The possibilities are endless with this outstanding acreage which consists of 73.53 acres located between Lethbridge and Coalhurst . 2 dugouts, 2 pump houses, 1000 gallon holding tank, graveled parking for about 12 trailers and much much more. There is a modular home which is surrounded by hundreds of trees adding great privacy and protection from the wind. The home is in great shape consists of 3 bedrooms and 2 bathrooms (one is a 4 piece ensuite), new shingles about 7 years ago, large living room and bright kitchen. There may be a possibility of subdivision or rezoning for commercial use. Will have to be verified with the County. Home is on city of Lethbridge water distributed by LNCPWCOP. Domestic irrigation agreement in place with LNID at \$514.50/year.

Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210038 |
| Price | \$1,399,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,216 |
| Acres | 73.53 |
| Year Built | 2002 |



| | |
|----------|--------------------------------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Modular Home |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 92018 Range Road 223 |
| Subdivision | NONE |
| City | Coalhurst |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T0L 0V0 |

Amenities

| | |
|----------------|-----------------------|
| Parking Spaces | 20 |
| Parking | Off Street, Oversized |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Jetted Tub, Vinyl Windows |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Private Yard |
| Lot Description | Many Trees |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Wood, Pillar/Post/Pier |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 17 |
| Zoning | Urban Fringe |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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