

# \$1,890,000 - 93, 214083 Township Road 10-1, Rural Lethbridge County

MLS® #A2206225

**\$1,890,000**

5 Bedroom, 3.00 Bathroom, 2,100 sqft  
Residential on 39.93 Acres

NONE, Rural Lethbridge County, Alberta

Welcome to this private acreage property, offering a perfect balance of comfort and functionality. Located along the Old Man River, this one-owner, never-before-listed home sits on 39.39 acres of land surrounded by established trees, providing a peaceful and secluded setting. Spend your days relaxing by the river, watching the abundant wildlife, or enjoying the natural beauty of the area. This 2,100 sq. ft. bungalow features 5 bedrooms, 3 bathrooms, and 9-foot ceilings. The entryway has a vaulted ceiling that creates a lasting first impression. The home is designed for accessibility, with no steps and main-floor laundry. The kitchen, complete with granite countertops, is ideal for those who love to cook and entertain. The property offers year-round comfort with geothermal heating and cooling. The 33'x27' attached garage is equipped with in-floor heating. The property is net-positive for utilities, costing you nothing, thanks to solar panels & geothermal system. You won't have to worry about water, as this property is included in the Lethbridge North County Potable Water Co-op. The walkout basement, constructed with ICF foundation provides additional living space with plenty of natural light and easy access to the outdoors. The basement also has 9-ft. ceilings, heated floors, an additional 2 bedrooms, a wet bar, and a large family area. For those needing space for hobbies or work,



thereâ€™s a 32x40 shop with a 16x40 lean-to. The shop is fully insulated and heated, with 14-foot ceilings and on-demand hot water, making it perfect for projects or extra storage. The property also includes multiple sheds, a barn with a tack room, horse pens, and a dugoutâ€”plenty of room for livestock, gardening, or other outdoor activities. The entire perimeter of the property is fenced. With lush trees, wildlife, and open land, the property is ideal for farming, raising animals, or simply enjoying the outdoors. This home combines modern, eco-friendly amenities with plenty of space to grow. Itâ€™s perfect for those seeking a private, self-sustaining lifestyle in a beautiful, natural setting. Donâ€™t miss out on this exceptional opportunity!

Built in 2014

### **Essential Information**

MLS® #	A2206225
Price	\$1,890,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,100
Acres	39.93
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	93, 214083 Township Road 10-1
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta

Postal Code T0K 0T0

### **Amenities**

Utilities Electricity Connected, Water Connected

Parking Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached

# of Garages 2

Is Waterfront Yes

Waterfront River Access, Waterfront

### **Interior**

Interior Features Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating In Floor, Fireplace(s), Geothermal, Propane

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning, Den

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Balcony, Fire Pit, Garden, Lighting, Private Yard, Storage

Lot Description Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Underground Sprinklers, Views, Gazebo

Roof Asphalt Shingle

Construction Stone, Composite Siding

Foundation ICF Block

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 25

Zoning RA

### **Listing Details**

Listing Office Onyx Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. 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.