

# \$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	11
Zoning	Urban Fringe

### **Listing Details**

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

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.