

\$2,600,000

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55,75,105,121,125

Bridge Drive W,  
Lethbridge

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MLS® #A2233747

\$2,600,000

0 Bedroom, 0.00 Bathroom,  
Land on 98.00 Acres

NONE, Lethbridge, Alberta

98 Acres | Riverbottom Property with Development and Irrigation Potential

This unique 98-acre parcel offers a rare combination of irrigable land, natural beauty, and commercial exposure. Approximately 50 acres are classified as suitable for irrigation, with the seller having initiated arrangements with LNID to bring water onto the property. Extensive site grading and cleanup have been completed, and the land has been seeded to grass and alfalfa.

The landscape features gently rolling terrain with established nature trails, a flat shelf ideal for development, scenic clusters of mature trees, and natural coulees. Situated near the Oldman River and Elizabeth Hall Wetlands, the property provides excellent recreational opportunities in a picturesque setting.

A commercial component borders Bridge Drive, offering prime exposure and easy access to the main east-west transportation corridor.



Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2233747    |
| Price     | \$2,600,000 |
| Bathrooms | 0.00        |
| Acres     | 98.00       |
| Type      | Land        |

|          |                 |
|----------|-----------------|
| Sub-Type | Commercial Land |
| Status   | Active          |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 55,75,105,121,125 Bridge Drive W |
| Subdivision | NONE                             |
| City        | Lethbridge                       |
| County      | Lethbridge                       |
| Province    | Alberta                          |
| Postal Code | T1J 4S5                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 109             |
| Zoning         | Valley          |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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