

\$990,000 - 92008 Range Road 195, Rural Lethbridge County

MLS® #A2262285

\$990,000

5 Bedroom, 3.00 Bathroom, 2,160 sqft
Residential on 2.96 Acres

NONE, Rural Lethbridge County, Alberta

Have you been dreaming of living on an acreage close to Coaldale, AB? Take a closer look at this custom built 2023, 4 bedroom, 3 bathroom, bungalow, with a 28 x 32 double car attached garage, on 2.57 acres! Located 3 miles (5km) east of Coaldale, with only .75 miles (1.2km) of gravel, this home has everything you need for country living. Approaching the property, notice the semi mature trees, well landscaped yard and beautiful home. Come up on the, east facing covered, concrete patio and enjoy the countryside view of fields and blue skies. Enjoy every sunrise whether inside, or out here. Step inside and explore, leaving your shoes and worries behind. This custom home defines well-thought-out. The open concept living room and dining room, features a vaulted ceiling with pot lights and plenty of windows to let in a generous amount of natural light. It's large but still feels like home. Continuing the open concept, the kitchen features 4 Stainless Steel Appliances, modern lighting, a pantry/prep room, plenty of soft-close cabinets and a window facing the backyard to enjoy the sunsets. Beyond the living room are 3 bedrooms. The 1st bedroom is a good size with a walk-in-closet, the 2nd bedroom is a fair size with a large walk-in-closet and would make a fantastic office, project or baby room. Lastly, the primary bedroom is plenty large enough for a



king suite of furniture and features a large walk-in-closet and an ensuite with double sinks and a large tiled step in shower. Moving across the home to towards the garage is a 4th good size bedroom with a walk-in-closet. Here you will also find the access to the basement, the laundry room and the 4 pc main bathroom. In the basement is a fully finished 3rd 4pc bathroom, 2 unfinished bedrooms, with walk-in-closets. There is also a cold room to be finished and a large area for a future family room. Heading out to the large garage, there is plenty of room for 2 full size vehicles and some room to spare. Step out the garage backdoor to the back patio and enjoy the sunsets here, a fire pit, and a fenced wind break. The property also features a horse shelter, close to 2 acres of pasture, a cistern large enough to last 6-9 months, underground sprinklers, and a large garden with great soil. Come and see this beautiful acreage today, only a few minutes from Coaldale, with all the features of country living! It won't last long!

Built in 2023

Essential Information

MLS® #	A2262285
Price	\$990,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,160
Acres	2.96
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	92008 Range Road 195
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1M9

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Garden, Lighting
Lot Description	Irregular Lot, Landscaped, Lawn, Treed, Underground Sprinklers, Garden, Pasture
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	October 4th, 2025
Days on Market	4
Zoning	RA - Rural Agriculture

Listing Details

Listing Office	Real Estate Centre - Coaldale
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.