# \$2,500,000 - 2825 Walsh Drive W, Lethbridge

MLS® #A2189928

## \$2,500,000

4 Bedroom, 4.00 Bathroom, 1,793 sqft Residential on 60.00 Acres

West Lethbridge Employment Centre Industrial, Lethbridge, Alberta

Investors, Developers, Interested parties… Do not sleep on this parcel. Located in the future West Lethbridge Employment Center district, this prime 60 Acres is up for SALE! As the property currently sits, it is being used as a rural residence. There is a sprawling bungalow (home needs TLC) located on the land as well as a functional pool for endless summer enjoyment, as well as some out buildings and more. The real value of this property though is in its future use and designation of Business Industrial (see p. 28 of the WLEC PDF). As stated in the document, "Land uses that are considered appropriate for this area include offices, business support services, vehicle sales and rentals, storage, and household repair services. This is similar to what is currently seen in the W.T Hill Business park on the east side of the city.― (Casino area). For further information please contact your favourite realtor!

Built in 1973

#### **Essential Information**

MLS® # A2189928 Price \$2,500,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1







Square Footage 1,793 Acres 60.00 Year Built 1973

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 2825 Walsh Drive W

T1J 5A9

Subdivision West Lethbridge Employment Centre - Industrial

City Lethbridge
County Lethbridge
Province Alberta

#### **Amenities**

Postal Code

Utilities Other

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached

# of Garages 2
Has Pool Yes

#### Interior

Interior Features See Remarks

Appliances None

Heating Forced Air, Natural Gas

Cooling Other
Fireplace Yes
# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Other

Roof Asphalt

Construction Concrete

Foundation See Remarks

## **Additional Information**

Date Listed January 23rd, 2025

Days on Market 269
Zoning FUD

## **Listing Details**

Listing Office Maxwell Capital Realty - Lethbridge

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