

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

MLS® #A2189928

**\$2,500,000**

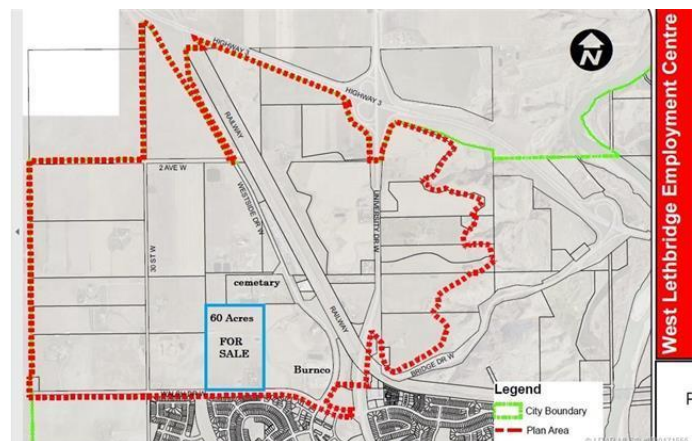
4 Bedroom, 4.00 Bathroom, 1,793 sqft

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
Subdivision	West Lethbridge Employment Centre - Industrial
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5A9

### Amenities

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           222

Zoning                      FUD

### **Listing Details**

Listing Office              Maxwell Capital Realty - Lethbridge

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.