

\$1,200,000 - 214015 Twp Rd 52, Cardston

MLS® #A2212409

\$1,200,000

4 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 14.00 Acres

NONE, Cardston, Alberta

Escape to your own private oasis with this exceptional 14-acre property, just a short 30-minute drive from Lethbridge! Ideal for those seeking space, tranquility, and versatile amenities, this property is the perfect combination of rural charm and functional living. **The Home:** This inviting bi-level home offers 4 spacious bedrooms and 2 bathrooms, providing ample room for your family to grow. The bright and open layout includes large windows that flood the home with natural light. Step outside to the expansive wrap-around deck, ideal for relaxing or entertaining while enjoying the peaceful views of your property. **Outbuildings & Storage:** This property is a dream come true for hobbyists, small farmers, or anyone needing extra space for equipment and storage. The property includes: 2 Quonsets for all your agricultural or storage needs, 3 Detached Garages, perfect for vehicles, workshops, or extra storage, Grain Sheds, ideal for farmers or anyone with a green thumb, A Dugout that provides a water source for irrigation or livestock. **Land & Landscaping:** With 14 acres of land, there's plenty of space for gardening, farming, or simply enjoying the outdoors. The property is landscaped with numerous mature trees, offering natural privacy and a serene setting. Whether you want to create a mini farm, have space for animals, or simply need room to spread out, this acreage offers endless possibilities. **Convenient Location:** Located just 30 minutes from Lethbridge, you'll



have the perfect balance of rural living with easy access to the amenities of the city, including shopping, schools, and healthcare. This property truly offers the best of both worlds—space, serenity, and convenience. Don't miss out on the opportunity to make this your dream home.

Directions: From Lethbridge head south down highway 5. South of the Raymond turn off turn left at the bend. Head due south a few minutes, sign and property on your right.

Built in 1982

Essential Information

MLS® #	A2212409
Price	\$1,200,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	14.00
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	214015 Twp Rd 52
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K 0L0

Amenities

Parking	Double Garage Detached, Single Garage Attached
# of Garages	7

Interior

Interior Features	Open Floorplan, Ceiling Fan(s)
Appliances	Refrigerator, Washer/Dryer, Electric Range
Heating	Combination
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Few Trees, Lawn
Roof	Cedar Shake
Construction	Wood Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2025
Days on Market	214
Zoning	R

Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------



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.