

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

MLS® #A2189928

**\$2,500,000**

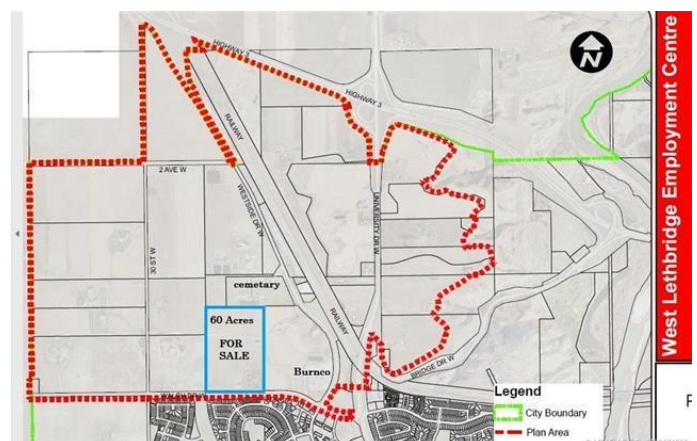
4 Bedroom, 4.00 Bathroom, 1,793 sqft

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          | Bungalow, Acreage with Residence |
| 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                101  
Zoning                              FUD

**Listing Details**

Listing Office                    Maxwell Capital Realty - Lethbridge

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