

# \$1,399,999 - 90044 Range Rd 200, Rural Lethbridge County

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MLS® #A2253914

**\$1,399,999**

5 Bedroom, 5.00 Bathroom, 1,993 sqft  
Residential on 5.46 Acres

NONE, Rural Lethbridge County, Alberta

Here's your chance to own an amazing acreage just minutes outside of Coaldale! Welcome to 900044 Range Road 200 â€” a great bungalow home sitting on 5.46 acres. This fantastic home has tons of space inside and out. Inside, you'll find 1,993 square feet of living space above grade, five bedrooms, five bathrooms, and space for the whole family. As soon as you enter this home, you'll see an open concept floorplan with tons of big windows to allow lots of natural light in. The living room is cozy with a fireplace and room for all of your furniture. The dining room is big enough for a large table and will be perfect for entertaining. The real showcase is the kitchen with all the appliances you'd ever need. The huge pantry is a big bonus as you can store all your ingredients here and they're never too far. The primary bedroom is a perfect retreat after a long day and it comes equipped with a 5pc ensuite and a big walk-in closet. There's another bedroom on this level along with the laundry room and access to the attached garage. The fun doesn't end when you go downstairs as there's three more bedrooms here. The large recreation room is perfect for anything you need it to be, while the family room is waiting to be turned into a theatre for family movie night. Tons of storage in the basement as well so no need to worry about that. The walk-out basement is perfect for setting up a hot tub. This home has tons of



extra features including being on town water, a dog wash in the garage, in floor heating, and much more. It really needs to be seen to be appreciated. Contact your favourite REALTOR® today!

Built in 2016

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2253914                         |
| Price          | \$1,399,999                      |
| Bedrooms       | 5                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 1,993                            |
| Acres          | 5.46                             |
| Year Built     | 2016                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 90044 Range Rd 200      |
| Subdivision | NONE                    |
| City        | Rural Lethbridge County |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T1M 1N2                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer,                                                      |

|                 |                                 |
|-----------------|---------------------------------|
|                 | Window Coverings, Built-In Oven |
| Heating         | In Floor, Forced Air            |
| Cooling         | Central Air                     |
| Fireplace       | Yes                             |
| # of Fireplaces | 2                               |
| Fireplaces      | Gas                             |
| Has Basement    | Yes                             |
| Basement        | Finished, Full, Walk-Out        |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                      |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, No Neighbours Behind, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Stone                                                                                                      |
| Foundation        | ICF Block                                                                                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 53                  |
| Zoning         | RESI                |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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