

# \$9,752,680 - 3505 30 Street, Lethbridge

MLS® #A2156305

**\$9,752,680**

0 Bedroom, 0.00 Bathroom,  
Land on 159.88 Acres

NONE, Lethbridge, Alberta

Great investment opportunity. This land is located within the City of Lethbridge limits next to the Coalbanks Subdivision in West Lethbridge. With zoning changes this property could have great potential for residential/commercial development and excellent return on investment. Prime location with great view of the Rocky Mountains and close to the river. This dryland with good soil quality is currently being farmed.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2156305         |
| Price     | \$9,752,680      |
| Bathrooms | 0.00             |
| Acres     | 159.88           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 3505 30 Street |
| Subdivision | NONE           |
| City        | Lethbridge     |
| County      | Lethbridge     |
| Province    | Alberta        |
| Postal Code | T1J 4S8        |

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2024 |
|-------------|------------------|



|                |     |
|----------------|-----|
| Days on Market | 254 |
| Zoning         | FUD |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | ROYAL LEPAGE SOUTH COUNTRY - Taber |
|----------------|------------------------------------|

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