

\$2,600,000

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55,75,105,121,125

Bridge Drive W,
Lethbridge

MLS® #A2233747

\$2,600,000

0 Bedroom, 0.00 Bathroom,
Land on 98.00 Acres

NONE, Lethbridge, Alberta

98 Acres | Riverbottom Property with Development and Irrigation Potential

This unique 98-acre parcel offers a rare combination of irrigable land, natural beauty, and commercial exposure. Approximately 50 acres are classified as suitable for irrigation, with the seller having initiated arrangements with LNID to bring water onto the property. Extensive site grading and cleanup have been completed, and the land has been seeded to grass and alfalfa.

The landscape features gently rolling terrain with established nature trails, a flat shelf ideal for development, scenic clusters of mature trees, and natural coulees. Situated near the Oldman River and Elizabeth Hall Wetlands, the property provides excellent recreational opportunities in a picturesque setting.

A commercial component borders Bridge Drive, offering prime exposure and easy access to the main east-west transportation corridor.



Essential Information

MLS® #	A2233747
Price	\$2,600,000
Bathrooms	0.00
Acres	98.00
Type	Land

Sub-Type	Commercial Land
Status	Active

Community Information

Address	55,75,105,121,125 Bridge Drive W
Subdivision	NONE
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4S5

Additional Information

Date Listed	June 23rd, 2025
Days on Market	20
Zoning	Valley

Listing Details

Listing Office	Royal LePage Blue Sky (2718848 Alberta Ltd.)
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