

\$699,000 - 205023 10-0 Twp Rd, Rural Lethbridge County

MLS® #A2150719

\$699,000

4 Bedroom, 3.00 Bathroom, 1,053 sqft
Residential on 8.95 Acres

NONE, Rural Lethbridge County, Alberta

Dream Acreage for Sale!

Discover this stunning 8.95-acre property, just 15 minutes from Lethbridge! With an SMRID irrigation agreement, you can effortlessly irrigate the entire parcel, making it ideal for livestock, hay production, or even a market garden.

The solid and inviting home boasts 4 bedrooms and 2.5 baths, featuring a great layout, spacious kitchen, and dining room. Cozy up by the stone fireplace in the basement, perfect for family gatherings or quiet evenings at home.

The property includes a newer metal-clad 26 x 28 pole shed, a tack shed, and a pump house equipped with a rebuilt pump, sand filter, and UV light for your peace of mind.

The dugout provides water for domestic use and animal watering, with the option to fill it using SMRID water during the summer and fall for a reliable supply throughout the winter months.

Horse enthusiasts will love the horse facilities, complete with corrals featuring 2 automatic/heated water bowls, along with numerous sheds, shelters, and outbuildings for all your storage and livestock needs. Plus, you're only 1 mile off pavement, ensuring easy access while enjoying a peaceful lifestyle.

Don't miss out on this incredible opportunity to own a piece of the country!



Please see the appraisal in the supplements
tab!!

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2150719 |
| Price | \$699,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,053 |
| Acres | 8.95 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 205023 10-0 Twp Rd |
| Subdivision | NONE |
| City | Rural Lethbridge County |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T1M 1M2 |

Amenities

| | |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |

Basement Finished, Partial

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Farm, Low Maintenance Landscape, Landscaped, Pasture,
 Seasonal Water
Roof Asphalt Shingle
Construction Composite Siding, Mixed, Wood Frame
Foundation Wood

Additional Information

Date Listed July 18th, 2024
Days on Market 296
Zoning Rural Ag

Listing Details

Listing Office Real Estate Centre - Coaldale

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