

# \$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!



## 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	Acreage with Residence, Bungalow
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
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## Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Natural Gas, Forced Air
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	260
Zoning	Rural Ag

### **Listing Details**

Listing Office	Real Estate Centre - Coaldale
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