



GRASSROOTS
REALTY GROUP

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34, 94046 Hwy843
Rural Lethbridge County, Alberta

MLS # A2214792



\$1,250,000

Division: NONE

Lot Size: 20.02 Acres

Lot Feat: -

By Town: Lethbridge

LLD: 28-9-21-W4

Zoning: Urban Fringe

Water: Other

Sewer: -

Utilities: -

You cannot find a better location for this 20 Acre parcel. Just minutes north of Lethbridge, close to Sunnyside school and 5 minutes to Walmart. The property has many great features: a 30' x 50' shop with a 16' x 30' loft office area with Roxul insulation; an area structure plan has been approved; 3000 gallon cistern; a natural gas outlet (not connected); 15 Acres of SMRID Water rights included, and this property may be sub-dividable. Comes with access to a pond. So many possibilities with this piece of land, and these opportunities don't come around often. Please do not attend the property without your REALTOR®; and an appointment.