



**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.