



**GRASSROOTS**  
REALTY GROUP

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**243053 112 Township NW**  
**Rural Lethbridge County, Alberta**

**MLS # A2227465**



**\$519,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	9-11-24-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

<b>Inclusions:</b>	compressor
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This beautifully maintained country home on 3 acres of scenic land. Inside, you'll find a generously sized living room, an functional kitchen, and a bright dining area, ideal for entertaining and everyday living. The home boasts four well-appointed bedrooms, providing ample space for family or guests. Step outside onto the expansive deck to take in the serene views and fresh country air. For those who need space for hobbies, work, or storage, the property includes a 32' x 56' insulated quonset, perfect for projects or storing recreational equipment. The entire property is fenced and surrounded by mature trees, creating a private and picturesque setting. Whether you're looking for a peaceful retreat or a functional space to pursue your passions, this home offers an incredible opportunity. Don't miss out on this well-maintained country gem—schedule a viewing today!