



**GRASSROOTS**  
REALTY GROUP

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**83048 211B**  
**Rural Lethbridge County, Alberta**

**MLS # A2261030**



**\$2,800,000**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	39.36 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Lethbridge
Basement:	-	LLD:	23-8-21-W4
Exterior:	-	Zoning:	UF - Urban Fringe
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Pasture

Opportunity abounds with this 39.36 acre parcel on the outskirts of Lethbridge, and bordering the Stewart Siding Industrial park and Highway #4. There is an older 3 bedroom home and small shop, along with a set of corrals, dugouts, and a fully fenced pasture for livestock. Land is currently zoned Urban Fringe. Dream big, and help shape the ever expanding economic landscape of this vibrant region.