



GRASSROOTS
REALTY GROUP

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101012 Range Road 234
Rural Lethbridge County, Alberta

MLS # A2263754



\$720,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,843 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	5.16 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	None
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage, Vinyl Windows		

Inclusions:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Hot Tub, Water Tank, Central Vacuum/Attachments
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Enjoy peaceful country living on 5.16 acres in Lethbridge County! This beautifully updated 4-bedroom bungalow features a bright open layout with a wood-burning stove, nice kitchen, and a sunny enclosed sunroom with a new ceiling and stove. Recent upgrades include extra insulation and stucco (2025), roof (~2 yrs), windows (6~7 yrs), flooring (4~5 yrs), and furnace (~10 yrs). Outside you'll find mature trees, quonset for storage/work areas, and a relaxing hot tub. A perfect blend of comfort, space, and prairie views!