



GRASSROOTS
REALTY GROUP

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**221036 TWP RD 9-1A Township
Rural Lethbridge County, Alberta**

MLS # A2265115



\$11,900,000

Division:	NONE		
Cur. Use:	Agricultural, Other		
Style:	Bungalow		
Size:	2,462 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Gravel Driveway		
Lot Size:	443.74 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Many Trees, Private, Rolling Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	-	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Lethbridge
Basement:	Partial	LLD:	11-9-22-W4
Exterior:	Stucco	Zoning:	urban fringe
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Major Use: Mixed

This is a once in a lifetime opportunity to own amazing land for generations to come. River frontage and coulees with abundant wildlife and hiking. This stunning property includes 5 contiguous parcels of land totaling 443.74 acres m/l immediately outside Lethbridge city limits. The property includes irrigated farmland, a homestead with large 2462 square foot, 3 bedroom home, 42x25 foot shop and many many outbuildings as well as grain bins. Prime riverfront land with beautiful views of the river valley and the legendary high level rail bridge, the property has excellent development potential. The property has a previous use gravel pit from which large gravel deposits could be harvested if a mixed use approach is desired. With 55 acres of permanent water rights and 25 acres of terminal water rights, further water rights are available for agricultural use.