



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2265115**

**\$11,900,000**



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

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