



**233073 Twp Rd 45
Spring Coulee, Alberta**

MLS # A2276469



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,511 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	3.24 Acres		
Lot Feat:	Standard Shaped Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: Fridge x2, stove, dishwasher, washer, dryer, freezer, microwave, all window coverings, sump pump, fire pit, picnic table, tack shed, horse shelter, all fencing and gates, all fence posts, canvas shelter, and additional canvas shelter, inside generator, chicken coop, garage heater, central vac, Playset, trampoline, Basketball hoop, big screen downstairs, hot tub and its enclosure

Welcome to this beautifully maintained acreage right in the heart of Spring Coulee, offering the perfect blend of peaceful country living with everyday convenience, including municipal water. Located in a welcoming and friendly community, this property is only a short 35-minute drive to the city of Lethbridge, making it ideal for those who want space without sacrificing accessibility! The home has been lovingly cared for over the years with regular furnace maintenance, a new hot water on demand system, and a new septic pump, providing comfort and confidence for the next owners. Inside, you’ll find hardwood floors, five bedrooms, three full bathrooms, and a very large basement family room perfect for entertaining, relaxing, or family time! Large windows throughout the home allow for an abundance of natural light, creating a bright and inviting atmosphere. Additional features include central vacuum and a highly functional layout suited for families of all sizes. Outside, the property is exceptionally well equipped for animal lovers and hobby farmers alike!! Outbuildings and features include a tack shed, horse shelter, single detached garage/shop, double attached heated garage, canvas tent shelter, dog run, chicken coop, an outdoor basketball concrete pad, and fencing already in place for horses and other animals. Water has been run to both the shop and the garden, adding ease and efficiency to day-to-day living. The location truly completes the package, with easy access to outdoor adventure and just a short drive to the mountains and Waterton Lakes National Park. This is a rare opportunity to own a thoughtfully maintained acreage in a close-knit community, offering space, functionality, and a lifestyle that’s hard to match!! Call your REALTOR® and book your viewing today!