



**92008 Range Road 195**  
**Rural Lethbridge County, Alberta**

**MLS # A2277079**



**\$875,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.57 Acres		
<b>Lot Feat:</b>	Garden, Irregular Lot, Landscaped, Lawn, Pasture, Treed, Underground Sprin		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	18-9-19-W4
<b>Exterior:</b>	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	RA - Rural Agriculture
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Replacement washing machine (Replacement washer will be a New White LG Front Loader Washer Model WM3400CW or similar), Dishwasher, Dryer, Microwave Hood Fan, Fridge, Gas range/oven, Garage Door Opener(s), Ceiling Fans, Ceiling Fan Remote(s).

Imagine living on an acreage mostly surrounded by fields and close enough to Coaldale that you could cycle to work. Interested? Take a closer look at this 2.57 acre haven, located 5 km east of Coaldale, AB. The property features semi-mature trees along the property line, irrigation water, underground sprinklers in the front and rear yard and the trees are on a drip line. Step into this ICF bungalow and experience the quality and quietness of a well built 2160 sq ft custom home. Featuring, 4 bedrooms, 3 bathrooms, a large kitchen with 4 appliances, a prep-room-pantry, dining room, living room and the laundry, all on one floor. The 5 pc master ensuite has a walk in closet, double sinks and an oversize shower, with double faucets. In the basement there are 2 partially finished bedrooms, utility room, future cold storage room and a huge rec/family room, to create to your own tastes. The oversize 28x32 double attached garage will easily fit 2 full size vehicles. Under the garage floor is the oversize cistern holding 6-8 months of water usage. Out the back door is a beautiful concrete patio with a wind break and fire pit. There is also a large garden for those with a green thumb and an animal shelter for large or small animals. Come and see this beautiful acreage! Where a fantastic location and quality of workmanship meet!