



224058 92 Township
Rural Lethbridge County, Alberta

MLS # A2291206



\$1,275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,930 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	9.98 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, P		

Heating:	In Floor, Forced Air	Water:	Cistern, Public, See Remarks
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Rural Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Stove x2, Washer x2, Dryer x2, Dishwasher, Refrigerator, Blinds, Air conditioning, King bed in suite, Sheds, Greenhouse, Garden tools.

Located just minutes from Lethbridge, this 9.98 acre property offers space, privacy, and a well-designed executive bungalow. The home features 5 bedrooms and 4.5 bathrooms with a bright open-concept main living area and large windows that bring in plenty of natural light. The kitchen and living spaces connect to a large wrap-around deck, providing excellent views of the surrounding property and plenty of room for outdoor entertaining. The fully developed lower level offers additional living space for family or guests. The property also includes a legal detached suite, ideal for extended family, guests, or potential rental income. Outside you'll find a garden area and approximately 5 acres of pasture, well suited for animals or hobby farming. With city water service and close proximity to Lethbridge, this acreage combines the space of rural living with the convenience of the city nearby.