



**GRASSROOTS**  
REALTY GROUP

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**Lot 2 Block 5, Plan 1411120**  
**Rural Warner No. 5, County of, Alberta**

**MLS # A2304043**



**\$195,000**

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**Division:** NONE

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**Lot Size:** 2.23 Acres

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**Lot Feat:** -

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**By Town:** Raymond

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**LLD:** 11-6-21-W4

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**Zoning:** GCR

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**Water:** See Remarks

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**Sewer:** -

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**Utilities:** -

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Set in an established acreage subdivision just outside Raymond, this 2.23-acre lot offers the perfect balance of space, views, and small-town living. Enjoy peaceful country surroundings while still being a short drive to Lethbridge for everyday amenities. With beautiful mountain views and plenty of room to design the home and lifestyle you've been dreaming about, this property is an ideal spot to put down roots. Town of Raymond water and irrigation water are nearby and available for tie-in, and a septic system would need to be installed at the buyer's expense. If you've been looking for an acreage-sized lot in a welcoming community with room to grow, this could be the one. The neighbouring lot is also available if you want double the lot size!