



GRASSROOTS
REALTY GROUP

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82011 Range Road 212
Rural Lethbridge County, Alberta

MLS # A2121425



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,548 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Outside, Unpaved		
Lot Size:	4.92 Acres		
Lot Feat:	Few Trees, Lawn, Open Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	4-21-8-W14
Exterior:	Wood Frame	Zoning:	Urban Fringe
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, OTR Microwave

Escape to serene country living just minutes away from all the conveniences of Lethbridge with this exceptional property spanning 4.92 acres and benefiting from city water access. This residence presents a blank canvas awaiting your personal touch to transform it into your dream home. Step inside to discover a unique and inviting open floorplan, boasting seamless transitions from the cozy living room with a fireplace, to the welcoming dining area, and through to the well-appointed kitchen. Two bedrooms on the main floor offer versatility, accompanied by a convenient bathroom and laundry facilities. Ascend to the upper level, where the open layout bathes the space in natural light, creating an airy ambiance throughout. Here, a distinctive loft area provides an ideal spot for a home office or reading retreat. The expansive primary bedroom awaits on this level, featuring a spacious walk-in closet and ensuite for added luxury. Downstairs, the unfinished basement with full-height ceilings holds endless potential for further customization to suit your lifestyle needs. Don't miss this incredible opportunity to craft your ideal rural retreat within reach of city amenities. Schedule your showing today and envision the possibilities that await in this remarkable property.