



**92018 Range Road 223  
Coalhurst, Alberta**

**MLS # A2124107**



**\$1,480,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Oversized		
<b>Lot Size:</b>	73.53 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Pillar/Post/Pier, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Window Coverings, Pump and pump house at canal. Deep well pump, pressure system and pump house at pond

The possibilities are endless with this outstanding acreage which consists of 73.53 acres located between Lethbridge and Coalhurst . 2 dugouts, 2 pump houses, 1000 gallon holding tank, graveled parking for about 12 trailers and much much more. There is a modular home which is surrounded by hundreds of trees adding great privacy and protection from the wind. The home is in great shape consists of 3 bedrooms and 2 bathrooms (one is a 4 pce ensuite), new shingles about 7 years ago, large living room and bright kitchen. There may be a possibility of subdivision or rezoning for commercial use. Will have to be verified with the County. Home is on city of Lethbridge water distributed by LNCPWCOP. Domestic irrigation agreement in place with LNID at \$475/year