



233044 TWP RD 10-0A
Rural Lethbridge County, Alberta

MLS # A2135519



\$1,095,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	3,214 sq.ft.	Age:	1982 (42 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, E		
Lot Size:	8.48 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, L		

Heating:	Boiler, Radiant	Water:	Cistern, Co-operative, Dugout
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-10-23-W4
Exterior:	Brick, Concrete, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge x2, Stove x2, Dishwasher, Washer x2, Dryer x2, Window Coverings, garberator, central vac attachments, garage remotes, pool table, concrete table and benches in front, shop bench on north end

Welcome to your dream country retreat just 15 minutes from Lethbridge! This home has over 5,000 sq ft of living space and sits on 8.48 picturesque acres with lush pastures perfect for animals, a well-maintained garden plot and access to irrigation water for the yard and Lethbridge Co-op water for the house. The home boasts 6 spacious bedrooms and 4 bathrooms, including an illegal suite ideal for extended family, rental potential or an office for your business. Inside, enjoy cozy evenings by the gas fireplace in the living room or the wood burning fireplace in the family room. The property features a large attached garage, a versatile 2,350 sq ft shop with a 14' tall overhead door for all your projects and a large graveled yard providing ample space for parking and trailers. The beautiful surroundings enhance the serene rural lifestyle, offering a great space for relaxation, recreation and many other opportunities. Call your Realtor to book a showing and ask for the spec sheet in supplements for more details!