



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

83043 211b Range Road Range S
Rural Lethbridge County, Alberta

MLS # A2139649



\$790,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,392 sq.ft.	Age:	-
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	6.12 Acres		
Lot Feat:	Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	See Remarks	Zoning:	RGI
Foundation:	See Remarks	Utilities:	-
Features:	Built-in Features, Natural Woodwork, Vinyl Windows		

Inclusions: none

A Pastoral Piece of Paradise on 6.12 Acres This pristine property is located just minutes from the City of Lethbridge limits and is sheltered within the most magical yard imaginable. It is just a beautiful, tranquil setting with hundreds of trees, manicured lawns and gardens, pasture for cattle, and paddocks for sheep. Pride of Ownership is evident throughout the home and property. The 1460 sq. ft. home features three bedrooms on the main level overlooking the verdant yard, living room and country kitchen with wood burning stove and main floor laundry. The lower level features a spacious family room, an additional bedroom, and — plenty of storage. Outbuildings include a double heated garage, a 12 x 12 shed, a lean-to for machine storage and a 21 x 12 barn with two pens. All fenced and SMIRD irrigation . Zoned Rural General Industrial opens up a host of permitted and discretionary uses.