



94065 RR 211
Rural Lethbridge County, Alberta

MLS # A2140048



\$2,195,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,585 sq.ft.	Age:	1955 (69 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	47.54 Acres		
Lot Feat:	Farm, Garden, Underground Sprinklers, Pasture, See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	Cistern, Co-operative, Dugout, See Remarks
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Private Sewer, Pump, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-9-21-W4
Exterior:	Concrete, Wood Frame	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: Fridge x 2, Stove top, Double wall oven, Microwave, Hood fan, Dishwasher, Washer x 2, Dryer x 2, Central vacuum and attachments, Central air, Sump pump, Window coverings, Garage door opener and available remotes. Any items remaining in yard/shops at time of possession.

Looking for acreage life near the City? Here is a place for you. A large bungalow, with over 2,500 sq ft of main floor living space, sitting on 47.5 acres, between Lethbridge and Coaldale. With less than 2 miles of gravel, from paved roads, this property is a quick drive to all Lethbridge amenities. You will be able to host huge gatherings, using the very large living room upstairs, and the two large family rooms downstairs. This home has a formal dining area, along with a dining nook off the kitchen. And, if you like cooking, you will love this kitchen, it is big and practical, including a large island. This home also features 3 bedrooms upstairs, and 2 bathrooms in the main living area. It also has a large mud room, off the attached double garage, with a 3rd main floor bathroom. The basement has 2 more bedrooms and the 4th bathroom. The basement also has an abundance of storage. This home has two laundry locations, one upstairs, and one downstairs. Patio doors off the dining nook, will allow you to relax nicely on the front patio, overlooking the pristine countryside. If you prefer to go for a long walk, you will have plenty of yard space to enjoy. This home will provide you with great comfort in your acreage life. The property also has very useful out buildings, a large shop with concrete floor, a quonset with concrete floor, a second double garage, granaries and more. This home has 2 sources of water; city water, thru community co-op and 40 acres of SMRID water rights. This property is a gem, and sure to make you happy. Come take a look, decide for yourself.