



**122 1 Avenue  
Stirling, Alberta**

**MLS # A2140367**



**\$850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,987 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, garage door opener(s) & remote(s), window coverings

Welcome to this dreamy, acreage oasis located in the village of Stirling, just 20 minutes from Lethbridge!! This sprawling, family style bungalow sits on about ten acres of land, perfect for those with horses or other animals! With 5 bedrooms and 3.5 bathrooms, it will easily accommodate your already large, or growing family's needs!! Inside the home you will appreciate features like: in-floor heat, a spacious kitchen with a HUGE island, tons of storage space both up and downstairs, a massive sunken living room upstairs and large family room downstairs, TONS of windows allowing in a tremendous amount of natural light, generator back up power, and so much more! The exterior of the home has fruit trees, mature trees, a lovely garden plot, a drip system to the flower beds, lilac bushes, raised garden beds, and many of the trees, plenty of pasture, a double attached garage, and a super single detached shop! This home is on town water AND domestic irrigation water rights so you don't have to deal with septic tanks, wells, or water hauling! If you are looking for an absolutely stunning place to live, spread out, and enjoy call your favourite REALTOR and book your showing today!!