



9, 94027 Highway 843
Rural Lethbridge County, Alberta

MLS # A2142882



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,067 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.48 Acres		
Lot Feat:	Back Yard		

Heating:	Boiler	Water:	Cistern
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Storage		

Inclusions: Fridge, stove, 2X dishwasher, washer, dryer, curtain rods, TV mount, hot tub, garage door opener + 2 remotes, water pivot with hook-ups, soaker hoses for tree line, AC unit, solar panels(to be transferred to buyer, Starlink satellite and internet(transferred to buyer)

A stunning acreage just on the outskirts of Lethbridge! There's 1.48 acres of land to make your own - coupled with a garden, 2,000+ sq/ft bungalow, private yard space and huge attached garage! The main floor has soaring vaulted ceilings, offers a convenient mud room with shower, laundry area and a walk-through butlers pantry. The kitchen has a built-in eating area plus a formal dining space and there's a cozy stone surround fireplace in the living room! There's 2 bedrooms that share a 4 piece bathroom while the primary suite offers a 5 piece ensuite with soaker tub and walk-in closet. The basement hosts a cold room - great for storage for all the goodies you grow in your garden! There's space to develop additional bedrooms and a bathroom along with a well sized family room. The deck is covered and gives a great view to your land. There's a fenced and landscaped yard space - perfect for enjoying the hot tub on a summer night!