



GRASSROOTS
REALTY GROUP

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84013 Range Road 212
Rural Lethbridge County, Alberta

MLS # A2145372



\$1,299,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,389 sq.ft.	Age:	1913 (112 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Asphalt, Double Garage Attached, Garage Door Opener, C		
Lot Size:	2.89 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, No		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-8-21-W4
Exterior:	Composite Siding	Zoning:	GCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: GE Series - Fridge, Wolf Natural Gas Stove, Dishwasher. Wet bar, window coverings, irrigation equipment, B/I LED lighting, Garage heater, Shop heater, Shop Hoise, Hot Tub, all TV's.

Imagine a serene oasis bordering the city limits on the southside of town. Over \$300,000 has been invested in this stunning property in recent years. Nestled on 2.89 acres, this fully developed bungalow features 6 bedrooms and 3 full bathrooms, rebuilt to the highest standards with charming farmhouse flair. Features include but not limited to a paved driveway, UG Irrigation, City water, new 40'x60' heated shop with hoist, 25'x25' garage, 20'x25' shop/corral and shlter with a horse shed equipped wit power, All season "Barzebo" for entertaining, swimming pond with a sand beach. This property has space for the entire family.