



**GRASSROOTS**  
REALTY GROUP

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205023 10-0 Twp Rd  
Rural Lethbridge County, Alberta

MLS # A2150719



**\$699,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,053 sq.ft.	Age:	-
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	8.95 Acres		
Lot Feat:	Back Yard, Farm, Landscaped, Low Maintenance Landscape, Pasture, Seasonal		
Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Carpet, Hardwood, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	6-10-20-W4
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	Rural Ag
Foundation:	Wood	Utilities:	-

**Features:** Laminate Counters

**Inclusions:** window coverings, fridge, stove, dishwasher, microwave, SMRID water use agreement

Dream Acreage for Sale! Discover this stunning 8.95-acre property, just 15 minutes from Lethbridge! With an SMRID irrigation agreement, you can effortlessly irrigate the entire parcel, making it ideal for livestock, hay production, or even a market garden. The solid and inviting home boasts 4 bedrooms and 2.5 baths, featuring a great layout, spacious kitchen, and dining room. Cozy up by the stone fireplace in the basement, perfect for family gatherings or quiet evenings at home. The property includes a newer metal-clad 26 x 28 pole shed, a tack shed, and a pump house equipped with a rebuilt pump, sand filter, and UV light for your peace of mind. The dugout provides water for domestic use and animal watering, with the option to fill it using SMRID water during the summer and fall for a reliable supply throughout the winter months. Horse enthusiasts will love the horse facilities, complete with corrals featuring 2 automatic/heated water bowls, along with numerous sheds, shelters, and outbuildings for all your storage and livestock needs. Plus, you're only 1 mile off pavement, ensuring easy access while enjoying a peaceful lifestyle. Don't miss out on this incredible opportunity to own a piece of the country! Please see the appraisal in the supplements tab!!