



**GRASSROOTS**  
REALTY GROUP

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**3505 30 Street  
Lethbridge, Alberta**

**MLS # A2156305**



**\$9,752,680**

**Division:** NONE

**Lot Size:** 159.88 Acres

**Lot Feat:** -

**By Town:** Lethbridge

**LLD:** 22-8-22-W4

**Zoning:** FUD

**Water:** -

**Sewer:** -

**Utilities:** -

Great investment opportunity. This land is located within the City of Lethbridge limits next to the Coalbanks Subdivision in West Lethbridge. With zoning changes this property could have great potential for residential/commercial development and excellent return on investment. Prime location with great view of the Rocky Mountains and close to the river. This dryland with good soil quality is currently being farmed.