



**20 - 94072 RR214A**  
**Rural Lethbridge County, Alberta**

**MLS # A2175787**



**\$946,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Quad or More Detached		
<b>Lot Size:</b>	2.22 Acres		
<b>Lot Feat:</b>	Landscaped, Private, See Remarks, Treed		

**Heating:** Boiler, In Floor, Forced Air, Natural Gas

**Water:** Co-operative

**Floors:** Carpet, Laminate, Linoleum, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 29-9-21-W4

**Exterior:** Wood Frame

**Zoning:** Country Residential

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

**Inclusions:** Shed, tractor is negotiable

Perfect place to call home that is close to town with lots of space, really quiet and private. Property has outstanding views and a shop and less than 10 minutes to shopping. Built in 2006, this 1500 sq ft bungalow boasts an amazing Oldman river valley view. Open living area concept with access to large deck out back for all those sunset views. There are 3 bedrooms up, 2 bedrooms down along with 3 full bathrooms. The large master suite has a walk in closet with full ensuite. Along with an attached 2 car garage you have a beautiful 32ft x 46ft shop. 8ft x 10ft shed is also included. The whole yard including garden is under automatic sprinklers along with some tree soakers as well. Water source is from SMRID with a very low maintenance filter system supplied by Culligan. It combines the rural quiet living with access to all the urban amenities.