



**105001 RR 22-1**  
**Rural Lethbridge County, Alberta**

**MLS # A2183330**



**\$699,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.64 Acres		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind, Landscaped, Many Trees, Private, See Remarks		

<b>Heating:</b>	Hot Water, Radiant	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Rural Agriculture
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks, Storage		

**Inclusions:** N/A

First time on the market! This newly subdivided 2.64 acre parcel is conveniently located between Picture Butte and Nobleford, and only 1 mile south of Highway #519. Featuring a very unique 1440 sq ft Bungalow style home originally built in 1985, with 3 spacious bedrooms up and 2 down. Don't overlook the main floor laundry, massive country kitchen with custom maple cabinetry, walk in pantry, new countertops, and the upgraded bathrooms. The bright airy basement features 9 foot ceilings, and a summer kitchen, and is accessible in 2 different ways! Get to the basement from either the custom built wrought iron spiral staircase in the main floor living room, or a secondary stairway from the rear garage, providing a multitude of potential living arrangements! The In floor hot water heating keeps this home cozy and warm! The owners have been using the 26' x 33' attached and heated garage as a bonus living space, so they added an unheated 26' x 26' second garage in front of the first garage! This provides unlimited parking for 5 or more vehicles, or the heated space for a theater room, rec room, hot tub, man cave, you name it! There are fully paved doubled driveways, and meticulously landscaped, along with a mature shelterbelt, with UG sprinklers. There is also roughly an acre of land to the north, which is yours for the future development of a workshop, or maybe a pasture or corrals. (Please note the wooden surveyor stakes in the field marking the North Boundaries) There is even a 20' x 32' insulated barn with power, that could be used for storage, livestock, or maybe a she-shed or even a kids playhouse! And how about a Generac backup power supply unit for those unforeseen power outage emergencies! Not too much missing here! Easy to show, and quick possession available.