

# **\$699,000 - 205023 10-0 Twp Rd, Rural Lethbridge County**

---

MLS® #A2150719

**\$699,000**

4 Bedroom, 3.00 Bathroom, 1,053 sqft  
Residential on 8.95 Acres

NONE, Rural Lethbridge County, Alberta

**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!!

### **Essential Information**

MLS® #	A2150719
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,053
Acres	8.95
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	205023 10-0 Twp Rd
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1M2

### **Amenities**

Parking	Parking Pad
---------	-------------

### **Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Partial

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Farm, Landscaped, Low Maintenance Landscape, Pasture,  
                                    Seasonal Water  
Roof                        Asphalt Shingle  
Construction           Composite Siding, Mixed, Wood Frame  
Foundation              Wood

**Additional Information**

Date Listed                July 18th, 2024  
Days on Market         365  
Zoning                      Rural Ag

**Listing Details**

Listing Office             Real Estate Centre - Coaldale

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.