



**GRASSROOTS**  
REALTY GROUP

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55,75,105,121,125 Bridge Drive W  
Lethbridge, Alberta

MLS # A2290277



**\$2,600,000**

Division: NONE

Lot Size: 98.00 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: Valley

Water: -

Sewer: -

Utilities: -

98 Acres | Riverbottom Property with Development and Irrigation Potential. This unique 98-acre parcel offers a rare combination of irrigable land, natural beauty, and commercial exposure. Approximately 50 acres are classified as suitable for irrigation, with the seller having initiated arrangements with LNID to bring water onto the property. Extensive site grading and cleanup have been completed, and the land has been seeded to grass and alfalfa. The landscape features gently rolling terrain with established nature trails, a flat shelf ideal for development, scenic clusters of mature trees, and natural coulees. Situated near the Oldman River and Elizabeth Hall Wetlands, the property provides excellent recreational opportunities in a picturesque setting. A commercial component borders Bridge Drive, offering prime exposure and easy access to the main east-west transportation corridor. Note\* The property is made up of 5 separate titles ranging from 2-60 acres, and the Seller may consider selling parcels separately.