



9, 101022 Rge. Rd. 22-4  
Rural Lethbridge County, Alberta

MLS # A2297392



**\$799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	1.09 Acres		
<b>Lot Feat:</b>	Interior Lot, Landscaped, No Neighbours Behind, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Drinking Water, See Remarks
<b>Floors:</b>	Ceramic Tile, Hardwood, Parquet	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Solar Panels

An acreage in Park Lake Estates (with Municipal Water!!) is available! This one owner walkout bungalow on 1.7 acres is ready for its' new owner to enjoy all it has to offer. The quality speaks for itself as the house was built with concrete block construction, has a metal roof and there are solar panels that make electricity bills very manageable and also underground sprinklers on timer. There are two bedrooms up and two in the walkout level allowing for privacy for your family. Primary bedroom has door to patio overlooking the backyard. The enclosed sunroom offers you a great gathering spot being protected from the weather ... also would be awesome for gardeners starting their plants in the spring! The lower level has in floor heating, the main floor is heated by a forced air furnace. There's oak hardwood, wood parquet and ceramic tile flooring plus the floor plan is open concept in the living, dining and kitchen areas. The warmth of the maple cabinets in the kitchen and gas fireplace in the living room make these areas welcoming. A large heated attached double garage with two separate garage doors plus a large shop in the rear of the property give you ample room for storage. There is a \$200.00 per month charge which includes all household water, garbage pickup, and irrigation water pump electricity. The fee for irrigation water (from Park Lake) is approximately \$500.00 per year. This is a great property to enjoy all the country feels! Please call the agent of your choice for a private viewing.