



214062 TWP Rd95
Rural Lethbridge County, Alberta

MLS # A2307484



\$599,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,713 sq.ft.	Age:	-
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	8.36 Acres		
Lot Feat:	Views		

Heating:	Forced Air	Water:	See Remarks
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	29-9-21-W4
Exterior:	Vinyl Siding	Zoning:	Buyers are encouraged to
Foundation:	Other	Utilities:	-
Features:	Storage		

Inclusions: Wall unit in Office - All appliances and items AS IS

Rare acreage opportunity just minutes from the City of Lethbridge! Situated on 8.36 acres, this well-maintained property offers 1,712.86 sq. ft. of developed living space all on one level, with 3 bedrooms, 1.5 bathrooms, and a wraparound deck to take in the gorgeous views. One of the bedrooms is currently being used as an office and storage space, offering flexibility depending on your needs—whether you’re working from home, need extra storage, or want to convert it to a full bedroom. If you have been waiting for space, privacy, and the chance to enjoy acreage living while still being close to city conveniences, this one is worth a look. The home has been cared for, and the property offers plenty of opportunity for the right buyer. There are also a few unique details and hidden gems to discuss, making this more than just a house on land. Properties like this do not come up often. Take a look at the photos and virtual tour and see if this acreage checks the boxes for you!