



GRASSROOTS

REALTY GROUP

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ON 220 Range
Rural Lethbridge County, Alberta

MLS # A2320910



\$3,500,000

Division: NONE

Lot Size: 316.97 Acres

Lot Feat: -

By Town: Lethbridge

LLD: 1-8-22-W4

Zoning: UF

Water: See Remarks

Sewer: None

Utilities: -

2 quarters of un-subdivided farmland in a block in the county of Lethbridge just outside of city limits and west of the airport. This land is Urban Fringe zoned, opening the doors for future development and long-term holding value. This parcel has access on three sides by county roads, features a potential future yard site that already has a shelter belt in place, city water, and a large 125' x 50' steel quonset. Build your dream home just a few miles off of the pavement and a short trip into the city, hold as a stable long-term investment, or add to your existing land base. There is a small portion of surface revenue, amount to be verified.