



GRASSROOTS
REALTY GROUP

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#10, 94027 843 Highway
Rural Lethbridge County, Alberta

MLS # A2328308



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,404 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	1.14 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	Co-operative, Public
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Open Floorplan		

Inclusions: FRIDGE, GAS STOVE, HOOD FAN, MICROWAVE, DISHWASHER, WASHER/DRYER, CENTRAL A/C, GARAGE HEATER X2, GARAGE DOOR OPENER/REMOTE X2, ALL WINDOW COVERINGS, REVERSE OSMOSIS WATER SYSTEM

Enjoy the perfect balance of country living and city convenience on this beautifully maintained 1.14-acre property on CITY WATER, located just 4 minutes from Lethbridge on a paved lane! Surrounded by mature trees and professional landscaping, this exceptional acreage offers privacy, space, and functionality. Conveniently located just minutes from Sunnyside Elementary School, Legacy Park, shopping, and other amenities, it's an ideal setting for families looking to enjoy rural living without sacrificing everyday convenience. This fully developed 1,400 sq. ft. bungalow features 6 bedrooms, 3 full bathrooms, and an open-concept layout. The main floor showcases hardwood flooring, travertine tile, and a spacious kitchen complete with Corian countertops and a gas stove. The primary suite offers a private ensuite with double vanities, a soaker tub, and a separate shower, while main floor laundry, central air conditioning, and a convenient cold storage room add to the home's everyday practicality. The fully finished basement offers 3 additional bedrooms, another full bathroom, a spacious family room, and a dedicated theatre room complete with a projector and built-in speaker system. In addition to the heated double attached garage (23'x25'), you'll find an impressive heated detached shop (40'x32'), featuring 10-foot ceilings, an oversized 12'x8' overhead door, 220-volt power, and plumbing with a sink already installed—making it the perfect workspace for mechanics, tradespeople, hobbyists, or anyone needing room for larger equipment and projects. The outdoor space has been meticulously maintained with underground sprinklers, and an impressive garden complete with its own dedicated water outlet. If you've been searching for the ideal acreage close to the city,

this property offers the perfect combination of peaceful country living, a move-in-ready family home, an incredible shop, and an unbeatable location just minutes from Lethbridge!