



GRASSROOTS
REALTY GROUP

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213037 TWP RD 64
Welling, Alberta

MLS # A2340349



\$1,645,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 40.00 Acres

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 21-6-21-W4

Exterior: -

Zoning: AGRICULTURAL

Foundation: -

Utilities: -

Features: -

Major Use: Alfalfa, Hay

Opportunity knocking just 15mins south of Lethbridge off of hiway #5.- 40acres in total, 35acres with irrigation rights, 2 separate homes, 1 - heated shop(1,089sqft) w/ work bench and large loft above(618sqft). Beautiful main house- (2009 | 2,203sq ft | 4 bed, 2 bath) Designed for hosting and family living with: • Huge kitchen + dining area.,• Second, living room with wet bar ,• French doors to deck, gazebo & direct swim-spa access • 4100 gallon concrete cistern installed (2022), new hot water tank 2022. New appliances (Fridge, Dishwasher, Microwave over stove with hood fan (2025–2026) Second Home (1992 Modular | ~1,298 sq ft | 3 bed, 2.5 bath) • Large kitchen with island • Two living rooms • Spacious primary suite with his-and-her closets + soaker tub • Newer metal roof + appliance/toilet upgrades (2025–2026) • Private yard, mature trees & two decks New Stove and dishwasher 2025. Town of Raymond water , dug out and 2 direct water feeds available.• Horse-stables built in 2018 (16'x75' long runs w/ end gates & double doors with, covered shelters, individual tack sheds, electrical + lighting timers • Large outdoor riding arena, fenced turnout area & a hay shed re-sided and re-roofed in 2023 • Tree garden for transplanting or small-scale sales • Arctic Spa swim spa (2020) for year-round relaxation (negotiable) • Heated barn/garage (2009) large work bench, storage and loft, deck & new 2023 roof