



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

93009 211 range Road
Rural Lethbridge County, Alberta

MLS # A2350601



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,354 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	1.96 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-9-21-W4
Exterior:	Composite Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions: Fridge, stover, washer, dryer

A rare opportunity to own a small acreage just minutes from the city, this charming property offers just under 2 acres of peaceful, tree-lined surroundings and is less than a 15-minute drive from downtown Lethbridge. Originally built and enjoyed by the family who has lovingly passed it down through the years, this property offers a special sense of history and character. The bungalow features a practical and comfortable layout, beginning with a large front porch that welcomes you into the home. Inside, you'll find a spacious living room, generous kitchen with access to the dining area, two main floor bedrooms, and a full bathroom. A convenient powder room and main floor laundry with an additional shower are especially useful after working or enjoying time outdoors. The basement features a cozy family room with fireplace, an additional bedroom, plenty of storage, and a cold storage room. Outside, mature trees create a beautiful and private setting, while the detached double garage with an oversized door provides excellent space for vehicles, equipment, hobbies, or a workshop. With its peaceful acreage setting, mature landscape, manageable size, and close proximity to Lethbridge, this is a wonderful opportunity to enjoy country living without giving up the convenience of the city.