

# \$1,149,000 - 231077 Twp 100a, Rural Lethbridge County

MLS® #A2168171

**\$1,149,000**

5 Bedroom, 3.00 Bathroom, 2,480 sqft  
Residential on 7.31 Acres

NONE, Rural Lethbridge County, Alberta

The property spans 7.3 acres of well-treed, lush, and irrigated land in a highly sought-after area, conveniently located on a paved road close to the city. There is potential to subdivide a smaller parcel at the back of the property for additional income, or the open land offers a range of possibilities, such as building a large shop, barn, greenhouse, or establishing a market garden. There is also a shelter set up with a hydrant for a horse or other livestock type pets. If preferred, the space could accommodate a second home for a family member while still maintaining privacy, with county road access already in place.

For those seeking a private retreat, the backyard features a beautiful, insulated gazebo surrounded by stunning flower gardens, perfect for a yoga retreat, painting studio, massage studio, or just a quiet space to unwind.

Water supply is plentiful, with city water, LNID irrigation hook-up, a professionally built, million gallon, lined dugout, and a 5,000-gallon cistern. The property is equipped with a new greenhouse, a generator hookup, and a new septic tank and field. The yard offers a park-like setting, sheltered from wind and weather, and is fully irrigated with pressurized lines, underground sprinklers, and mainline pipes to keep the grounds lush and green. A wraparound driveway is fully paved for added convenience.



The home itself is a 5-bedroom, 2.5-bathroom bungalow, wrapped in brick and freshly painted stucco, with a cedar shake roof. It features a bright and airy updated kitchen and a living room with a home theater system, including built-in speakers, a projector system, and an acoustic ceiling. Built-in custom blinds and three new automated blinds in the living and dining rooms add a touch of modern convenience. The entire home is secured with a comprehensive security system by Worldwide Security Systems. Additionally, a built-in central vacuum system with hose and power nozzle provides ease of maintenance. Both furnaces are updated high-efficiency models, and all windows are high-efficiency as well.

The spacious master bedroom includes his-and-her closets and an attached bathroom with an air-driven jet tub. The basement offers a versatile open space ideal for a home gym, kidsâ€™™ play area, or games room. The two basement bedrooms are partially framed, providing a blank canvas for your own customization.

The home also includes two wood-burning stoves used only once, and a gas fireplace in the theater room for added coziness. Off the kitchen a bright sunroom adds to the homeâ€™™s charm, constructed with an ICF concrete block foundation. There is also a three-car garage that is insulated and equipped with LED lighting and skylights.

Additionally, the county is currently committed to repaving the road past the property, so you will enjoy the benefits of a newly paved road.

Built in 1973

## **Essential Information**

MLS® #	A2168171
Price	\$1,149,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,480
Acres	7.31
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	231077 Twp 100a
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0V2

### **Amenities**

Parking	Additional Parking, Asphalt, Garage Door Opener, Gated, Triple Garage Attached, Driveway, Garage Faces Front, Garage Faces Rear, Insulated, Owned
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, Pantry, Quartz Counters, Storage, Wired for Sound, Jetted Tub, Skylight(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Double Oven
Heating	Fireplace(s), Forced Air, Natural Gas, High Efficiency, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes

Basement Full, Partially Finished

## Exterior

Exterior Features Private Yard, Storage, Garden

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Treed, Underground Sprinklers, Garden, Greenbelt, Many Trees, Pasture, Private

Roof Cedar Shake

Construction Stucco, Brick, ICFs (Insulated Concrete Forms)

Foundation Poured Concrete

## Additional Information

Date Listed September 26th, 2024

Days on Market 169

Zoning Residential

## Listing Details

Listing Office Real Estate Centre - Fort Macleod

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.