

# \$1,499,000 - 105003 Hwy 25, Rural Lethbridge County

MLS® #A1107006

## \$1,499,000

5 Bedroom, 5.00 Bathroom, 2,855 sqft  
Residential on 50 Acres

NONE, Rural Lethbridge County, Alberta

Great location for this 50 acre parcel, just 15 minutes north of Lethbridge. There is pavement all the way to the residence and is well located away from any feedlots in the area. Great water here, as the LNID pressurized pipeline irrigates the hay field, front pastures, pond, and underground sprinklers. There is subdivision potential on the west half of the property or just enjoy the agricultural and recreational value of the property with golf course and coulee views with the Payami Creek running through the property.

The property is 30 years old with mature trees and landscaping. Along with all the POTENTIAL this property consists of a newer Victorian style home, 4-car garage, numerous livestock pens, shelters, out buildings, a self-draining pond with a dock, landscaping, paved drive, hay/pasture land, coulee views, and plenty more. The 2,855 sqft home, features 5 beds, 4 baths, 2 family rooms, vaulted ceilings, main floor master, office, main floor laundry, large butler pantry, and 5 access doors from the main floor to the wrap around deck. The details in this home speak volumes, as you walk around and notice all of the well thought out designs, additions, and quality of work. The basement family area is HUGE with a walkout to the fully landscaped backyard oasis. This farm truly speaks for itself, as the features list could go on. It's probably best you come take a look for yourself and catch yourself wanting to stay



forever.

Built in 2009

### **Essential Information**

MLS® #	A1107006
Price	\$1,499,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,855
Acres	50.00
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	105003 Hwy 25
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T0K 2A0

### **Amenities**

Amenities	Laundry
Parking	Heated Garage, 220 Volt Wiring, Driveway, Detached Garage, Quad or More
# of Garages	4

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Built-In Oven, Freezer, Gas Stove, See Remarks
Heating	Forced Air, Natural Gas, Wood

Cooling	Full
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Electric, Family Room, Wood Burning

### **Exterior**

Exterior Features	Private Yard, Dock
Lot Description	Landscaped, Creek/River/Stream/Pond, Other, Private, Underground Sprinklers, Views, Yard Drainage, Yard Lights
Roof	Wood
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2021
Days on Market	154
Zoning	AG/CR

### **Listing Details**

Listing Office	Courtesy Of Lethbridge Real Estate.com
----------------	--

MLS listings provided by Pillar 9&trade;. Information Deemed Reliable But Not Guaranteed. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.