

92018 Range Road 223  
Coalhurst, Alberta

MLS # A2124107



**\$1,495,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,216 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Oversized		
Lot Size:	73.53 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	Country Residential
Foundation:	Pillar/Post/Pier, Wood	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Window Coverings, Pump and pump house at canal. Deep well pump, pressure system and pump house at pond

You're not on the wrong side of the tracks if you own both sides. The possibilities are endless with this outstanding acreage which consists of 73.53 acres located between Lethbridge and Coalhurst . 2 dugouts, 2 pump houses, 1000 gallon holding tank, graveled parking for about 12 trailers and much much more. There is a modular home which is surrounded by hundreds of trees adding great privacy and protection from the wind. The home is in great shape consists of 3 bedrooms and 2 bathrooms (one is a 4 pce ensuite), new shingles about 7 years ago, large living room and bright kitchen. There may be a possibility of subdivision or rezoning for commercial use. Will have to be verified with the County. Home is on city of Lethbridge water distributed by LNCPWCOP. Domestic irrigation agreement in place with LNID at \$475/year