

\$1,250,000 - 34, 94046 Hwy843, Rural Lethbridge County

MLS® #A2214792

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Land on 20.02 Acres

NONE, Rural Lethbridge County, Alberta

You cannot find a better location for this 20 Acre parcel. Just minutes north of Lethbridge, close to Sunnyside school and 5 minutes to Walmart. The property has many great features: a 30' x 50' shop with a 16' x 30' loft office area with Roxul insulation; an area structure plan has been approved; 3000 gallon cistern; a natural gas outlet (not connected); 15 Acres of SMRID Water rights included, and this property may be sub-dividable. Comes with access to a pond. So many possibilities with this piece of land, and these opportunities don't come around often. Please do not attend the property without your REALTOR® and an appointment.

Essential Information

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|-----------|------------------|
| MLS® # | A2214792 |
| Price | \$1,250,000 |
| Bathrooms | 0.00 |
| Acres | 20.02 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 34, 94046 Hwy843 |
| Subdivision | NONE |
| City | Rural Lethbridge County |
| County | Lethbridge County |



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|-------------|---------|
| Province | Alberta |
| Postal Code | T1J 5R3 |

Additional Information

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|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 38 |
| Zoning | Urban Fringe |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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