

# \$1,250,000 - 213079b Twp 70, Rural Cardston County

MLS® #A2198394

**\$1,250,000**

6 Bedroom, 4.00 Bathroom, 2,369 sqft

Residential on 23.53 Acres

NONE, Rural Cardston County, Alberta

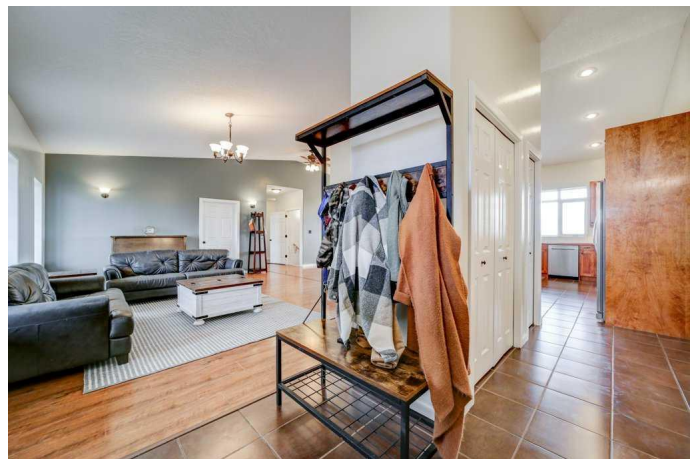
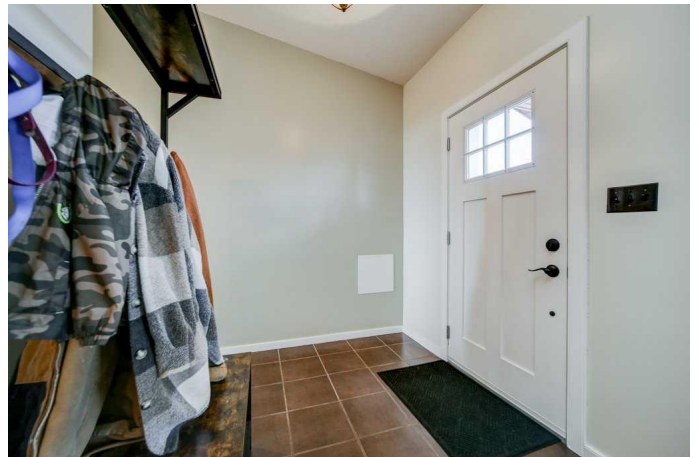
If youâ€™ve been dreaming of the perfect balance between peaceful country living and the convenience of city life, this is the property for you! Located just 10 minutes south of Lethbridge, this beautiful 24-acre property offers comfortable living accompanied by breathtaking views and abundant space for all your outdoor adventures.

Designed with equine lovers in mind, the property features an outdoor riding area, several shelters for horses or donkeys, livestock waterers, and even a chicken coop for those who want to enjoy fresh, homegrown eggs. Gardening enthusiasts will love the 25 gallon per minute domestic irrigation line provided by the Raymond Irrigation District.

The 6-bedroom, 4-bathroom bungalow home has been built with Insulated Concrete Forms (ICF) from the ground up, ensuring optimal energy efficiency. Along with in floor heat in basement and garage. For added peace of mind, youâ€™ll have access to municipal drinking water â€“ a true bonus for southern Alberta! Whether you're looking for a scenic rural lifestyle or a place to let your horses roam freely, this property truly has it all.

Donâ€™t miss out on this unique opportunity to own your own piece of paradise !

Built in 2006



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2198394                         |
| Price          | \$1,250,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 2,369                            |
| Acres          | 23.53                            |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 213079b Twp 70        |
| Subdivision | NONE                  |
| City        | Rural Cardston County |
| County      | Cardston County       |
| Province    | Alberta               |
| Postal Code | T0K 2N0               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer   |
| Heating           | Forced Air, In Floor  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Storage, Private Yard |
| Lot Description   | Farm                  |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | ICF Block       |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 12th, 2025          |
| Days on Market | 53                        |
| Zoning         | Group Country Residential |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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