

**84013 Range Road 212**  
**Rural Lethbridge County, Alberta**

**MLS # A2145372**



**\$1,299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,389 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Asphalt, Double Garage Attached, Garage Door Opener, C		
<b>Lot Size:</b>	2.89 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, No		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	26-8-21-W4
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	GCR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** GE Series - Fridge, Wolf Natural Gas Stove, Dishwasher. Wet bar, window coverings, irrigation equipment, B/I LED lighting, Garage heater, Shop heater, Shop Hoise, Hot Tub, all TV's.

Imagine a serene oasis bordering the city limits on the southside of town. Over \$300,000 has been invested in this stunning property in recent years. Nestled on 2.89 acres, this fully developed bungalow features 6 bedrooms and 3 full bathrooms, rebuilt to the highest standards with charming farmhouse flair. Features include but not limited to a paved driveway, UG Irrigation, City water, new 40'x60' heated shop with hoist, 25'x25' garage, 20'x25' shop/corral and shlter with a horse shed equipped wit power, All season "Barzebo" for entertaining, swimming pond with a sand beach. This property has space for the entire family.