

# \$899,000 - 103078 Rge Rd 22, Rural Lethbridge County

MLS® #A2196724

**\$899,000**

4 Bedroom, 2.00 Bathroom, 2,382 sqft  
Residential on 12.08 Acres

NONE, Rural Lethbridge County, Alberta

A rare opportunity to own a unique piece of Alberta's rural heritage! This 107 year old well loved home sits on 12.08 acres of picturesque farmland and has been thoughtfully updated over the years while maintaining its historic charm. The two-story home features 4 bedrooms, 2 bathrooms, a mudroom, main-floor laundry, and a spacious back porch perfect for relaxing and enjoying the peaceful surroundings.

The property boasts excellent infrastructure for farming or hobby homesteading, including a hip-roof barn, a recently upgraded shop with tin siding and three new overhead doors, a chicken coop, a round grain bin, and a corral with a water source. Water rights, a million-gallon treated water pond, and a septic system ensure practical and sustainable living. With a mix of pasture and open space, this farm is ideal for livestock, horses, or a quiet country retreat. Located near beautiful Park Lake, this is a rare chance to own a well-equipped, character-filled farm in a stunning rural setting. Don't miss out!

Built in 1918

## Essential Information

MLS® #	A2196724
Price	\$899,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	2,382
Acres	12.08
Year Built	1918
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	103078 Rge Rd 22
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T0K 1V0

### **Amenities**

Utilities	Cable Not Available, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	4
Parking	Quad or More Detached

### **Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Farm, Garden, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

## **Additional Information**

Date Listed	February 24th, 2025
Days on Market	16
Zoning	-

## **Listing Details**

Listing Office            Century 21 Foothills South Real Estate

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