

\$1,200,000 - 61034 Rge Rd 18-5, Rural Warner No. 5, County of

MLS® #A2222264

\$1,200,000

6 Bedroom, 4.00 Bathroom,
Agri-Business on 160.00 Acres

NONE, Rural Warner No. 5, County of, Alberta

Rare opportunity to own a 160 acres of tame grass within 30 minutes of the City of Lethbridge. The home boast over 2400sq/ft with 6 bedrooms, 4 bathrooms functional layout for the growing family, with lots of natural light and vaulted ceilings along with a double car attached. A 40x60 heated shop, livestock facilities, corrals, fenced and multiple other out buildings make this property a fully functioning ranching/farming operation which also has a back up Onan generator with automatic transfer switch(in the event of a power outage). The sources of water consist of dugout, creek, well and cistern(5000 gals) providing ample water throught the property. This is your chance to own a small farming operation, where you are fully equipped and self sufficient to explore the many ways to produce good income. This property is located on a dead end road 25 miles south of Lethbridge, 1 and a half miles off highway #4.



Essential Information

MLS® #	A2222264
Price	\$1,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Acres	160.00

Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	61034 Rge Rd 18-5
Subdivision	NONE
City	Rural Warner No. 5, County of
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1P0

Exterior

Lot Description	Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Secluded, Pasture
-----------------	--

Additional Information

Date Listed	May 16th, 2025
Zoning	Agricultural

Listing Details

Listing Office	BERNIE SCHMID REALTY LTD.
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.