

# \$875,000 - 213026 Twp Rd 70, Welling

MLS® #A2256783

**\$875,000**

4 Bedroom, 3.00 Bathroom, 1,546 sqft  
Residential on 4.50 Acres

NONE, Welling, Alberta

Visit REALTOR® website for additional information. Discover rural elegance at 10 Hill Crescent, Hill Estates. This 4-bed, 3-bath home on 4.5 acres offers panoramic views of Pot Hole creek. Features include hardwood floors, a cozy wood stove, and a spacious kitchen. With a walk-out basement, fenced yard for horses, and energy-efficient updates including geo-thermal heating and cooling and ICF block construction from the basement to the roof trusses. It's a haven just 10 mins from Lethbridge.

Built in 2010

## Essential Information

MLS® #	A2256783
Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,546
Acres	4.50
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information



Address	213026 Twp Rd 70
Subdivision	NONE
City	Welling
County	Cardston County
Province	Alberta
Postal Code	T0K 2N0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Suspended Ceiling
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	In Floor, Geothermal
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pasture, Rectangular Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block, Poured Concrete

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	4
Zoning	Residential

### **Listing Details**

Listing Office	PG Direct Realty Ltd.
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