

\$1,250,000 - 34, 94046 Hwy843, Rural Lethbridge County

MLS® #A2214792

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Land on 20.02 Acres

NONE, Rural Lethbridge County, Alberta

You cannot find a better location for this 20 Acre parcel. Just minutes north of Lethbridge, close to Sunnyside school and 5 minutes to Walmart. The property has many great features: a 30' x 50' shop with a 16' x 30' loft office area with Roxul insulation; an area structure plan has been approved; 3000 gallon cistern; a natural gas outlet (not connected); 15 Acres of SMRID Water rights included, and this property may be sub-dividable. Comes with access to a pond. So many possibilities with this piece of land, and these opportunities don't come around often. Please do not attend the property without your REALTOR® and an appointment.

Essential Information

MLS® #	A2214792
Price	\$1,250,000
Bathrooms	0.00
Acres	20.02
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	34, 94046 Hwy843
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County



Province	Alberta
Postal Code	T1J 5R3

Additional Information

Date Listed	April 25th, 2025
Days on Market	58
Zoning	Urban Fringe

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.