

\$11,900,000 - 221036 Twp Rd 9-1a Township, Rural Lethbridge County

MLS® #A2265115

\$11,900,000

3 Bedroom, 1.00 Bathroom, 2,462 sqft
Agriculture on 443.74 Acres

N/A, Rural Lethbridge County, Alberta

This is a once in a lifetime opportunity to own amazing land for generations to come. River frontage and coulees with abundant wildlife and hiking. This stunning property includes 5 contiguous parcels of land totaling 443.74 acres m/l immediately outside Lethbridge city limits. The property includes irrigated farmland, a homestead with large 2462 square foot, 3 bedroom home, 42x25 foot shop and many many outbuildings as well as grain bins. Prime riverfront land with beautiful views of the river valley and the legendary high level rail bridge, the property has excellent development potential. The property has a previous use gravel pit from which large gravel deposits could be harvested if a mixed use approach is desired. With 55 acres of permanent water rights and 25 acres of terminal water rights, further water rights are available for agricultural use. (id:6289)

Essential Information

Listing #	A2265115
Price	\$11,900,000
Bedrooms	3
Bathrooms	1.00
Square Footage	2,462
Acres	443.74
Type	Agriculture



Sub-Type	Freehold
Style	Bungalow

Community Information

Address	221036 Twp Rd 9-1a Township
Subdivision	N/A
City	Rural Lethbridge County
Province	Alberta
Postal Code	T0K0T0

Amenities

Features	Other
Parking Spaces	4
Parking	Detached Garage, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Natural gas Forced air
# of Stories	1

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE SOUTH COUNTRY - Taber
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Listing information last updated on October 28th, 2025 at 2:01am PDT