

# \$1,250,000 - 213079b Twp 70, Welling

MLS® #A2198394

**\$1,250,000**

6 Bedroom, 4.00 Bathroom, 2,369 sqft

Residential on 23.53 Acres

NONE, Welling, Alberta

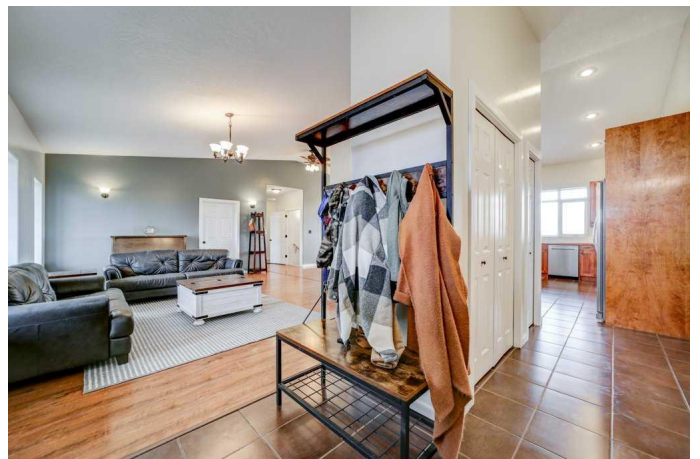
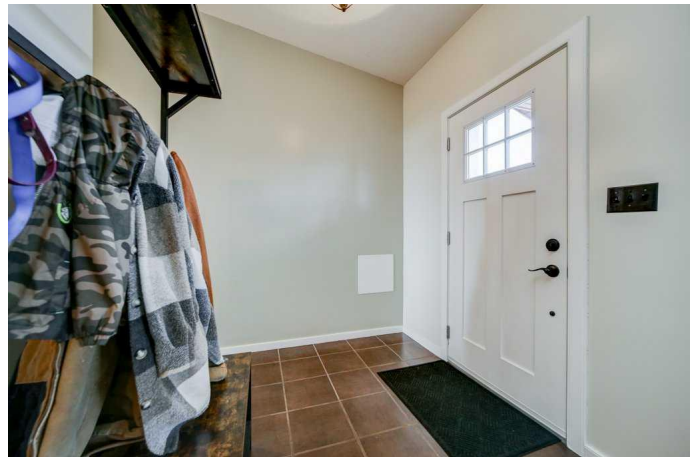
If you've been dreaming of the perfect balance between peaceful country living and the convenience of city life, this is the property for you! Located just 10 minutes south of Lethbridge, this beautiful 24-acre property offers comfortable living accompanied by breathtaking views and abundant space for all your outdoor adventures.

Designed with equine lovers in mind, the property features an outdoor riding area, several shelters for horses or donkeys, livestock waterers, and even a chicken coop for those who want to enjoy fresh, homegrown eggs. Gardening enthusiasts will love the 25 gallon per minute domestic irrigation line provided by the Raymond Irrigation District.

The 6-bedroom, 4-bathroom bungalow home has been built with Insulated Concrete Forms (ICF) from the ground up, ensuring optimal energy efficiency. Along with in floor heat in basement and garage. For added peace of mind, you'll have access to municipal drinking water – a true bonus for southern Alberta! Whether you're looking for a scenic rural lifestyle or a place to let your horses roam freely, this property truly has it all.

Don't miss out on this unique opportunity to own your own piece of paradise !

Built in 2006



## Essential Information

MLS® #	A2198394
Price	\$1,250,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,369
Acres	23.53
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	213079b Twp 70
Subdivision	NONE
City	Welling
County	Cardston County
Province	Alberta
Postal Code	T0K 2N0

## Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Refrigerator, Stove(s), Window Coverings, Freezer, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Farm

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	52
Zoning	Group Country Residential

### **Listing Details**

Listing Office	RE/MAX FIRST
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