

# \$1,000 - 122045 Rge Rd 200, Rural Lethbridge County

MLS® #A2255488

**\$1,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 0.00 Acres

NONE, Rural Lethbridge County, Alberta

This property will be sold via UNRESERVED Auction through Team Auctions from October 21-23, 2025. Bidding will take place online at the Team Auctions website, where full auction terms and conditions are available.

Calves, sheep, goats, chickens, turkeys.....??

Discover this incredible 8.19-acre property located just north of Hwy 25 in the County of Lethbridge. Featuring a spacious 1,157 sq. ft. home built in 1957, offering 4 bedrooms and 2 baths, with a fully finished basement. This property boasts a state-of-the-art 160x60 barn constructed in 2021 as well as a 54x24 barn, approximately 20 years old. Barns have been used as a chicken operation but ideal retrofit for calves, sheep, goats, storage, shop or anything requiring well built, well insulated indoor space!

Additional buildings include a 40x60 shop (part calving barn), built in 2013 and fully insulated with a concrete floor (shop portion), a corral setup designed for calving out 120 cows, featuring an excellent tub, crowding, and working system, alongside a concrete silage pit with an 800-ton capacity. NRCB permits in place and current.

Water resources are abundant, with one share in the Lethbridge potable water co-op and a 3,500-gallon cistern, plus an LNID pressurized line for irrigation and a 1.5-million-gallon



dugout.

All buildings and improvements on the property are exceptionally well-built and meticulously maintained. The landscaped yard features hand-move sprinklers, mature trees, established lawns, and ample garden and flower bed areas. Don't miss this unique opportunity!

This property is being sold via Team Auctions.

Register to Bid Online!

### Essential Information

|           |               |
|-----------|---------------|
| MLS® #    | A2255488      |
| Price     | \$1,000       |
| Bathrooms | 0.00          |
| Acres     | 0.00          |
| Type      | Agri-Business |
| Sub-Type  | Agriculture   |
| Status    | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 122045 Rge Rd 200       |
| Subdivision | NONE                    |
| City        | Rural Lethbridge County |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T0K 2H0                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 17                  |
| Zoning         | Ag                  |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Real Estate Centre - Coaldale |
|----------------|-------------------------------|

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