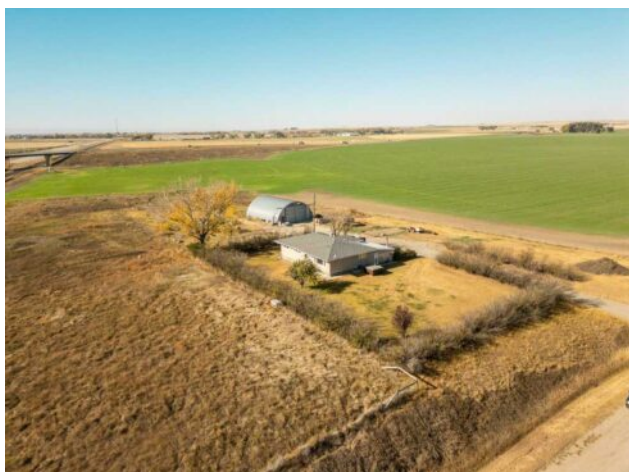


101012 Range Road 234  
Rural Lethbridge County, Alberta

MLS # A2263754



## \$695,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,843 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	5.16 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	None
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage, Vinyl Windows		

**Inclusions:** Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Hot Tub, Water Tank, Central Vacuum/Attachments

Enjoy peaceful country living on 5.16 acres in Lethbridge County! This beautifully updated 4-bedroom bungalow features a bright open layout with a wood-burning stove, nice kitchen, and a sunny enclosed sunroom with a new ceiling and stove. Recent upgrades include extra insulation and stucco (2025), roof (~2 yrs), windows (~7 yrs), flooring (~5 yrs), and furnace (~10 yrs). Outside you'll find mature trees, quonset for storage/work areas, and a relaxing hot tub. A perfect blend of comfort, space, and prairie views!