



**95048 River Ridge Road  
Rural Lethbridge County, Alberta**

**MLS # A2281838**

**\$839,999**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bi-Level	
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b> 2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, RV Access/Parking	
<b>Lot Size:</b>	2.60 Acres	
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, No Neighbours Behind, Views	

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	GCR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge x2, stove, dishwasher, microwave, washer, dryer, all blinds, A/C, kitchen table, air compressor in garage (as is), mounted TVs (x3), cabinetry/shelving in garage, overhead door opener and remote (1), all outbuildings as is/where is - all attachments are sold as is.

Looking for that acreage with amazing views but still close to Lethbridge? Here's your chance! Welcome to 95048 River Ridge Road. This amazing 2.6 acre acreage has stunning views of the Old Man River Valley and surrounding area. This bi-level home has 1,169 square feet of living space on the main floor along with two bedrooms and one bathroom. The kitchen has a great breakfast bar and pantry for all of your storage needs. The dining room is spacious for family dinners and entertaining. The real gem of the home is the living room with large windows and a great fireplace. The primary bedroom has a large walk-in closet and access to the wrap around deck. Moving downstairs, you have a great family room with a fire place and lots of room for a big TV. There's three more bedrooms on this level and another bathroom. Tons of storage down here as well and a laundry room. This property features a big double garage, tons of parking, and plenty of room for any animals you may want to bring. Contact your favourite REALTOR® today!