

# \$1,250,000 - 34, 94046 Hwy843, Rural Lethbridge County

MLS® #A2214792

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Land on 20.02 Acres

NONE, Rural Lethbridge County, Alberta

You cannot find a better location for this 20 Acre parcel. Just minutes north of Lethbridge, close to Sunnyside school and 5 minutes to Walmart. The property has many great features: a 30' x 50' shop with a 16' x 30' loft office area with Roxul insulation; an area structure plan has been approved; 3000 gallon cistern; a natural gas outlet (not connected); 15 Acres of SMRID Water rights included, and this property may be sub-dividable. Comes with access to a pond. So many possibilities with this piece of land, and these opportunities don't come around often. Please do not attend the property without your REALTOR® and an appointment.

## Essential Information

MLS® #	A2214792
Price	\$1,250,000
Bathrooms	0.00
Acres	20.02
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	34, 94046 Hwy843
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County



Province	Alberta
Postal Code	T1J 5R3

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	109
Zoning	Urban Fringe

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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