

\$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	42
Zoning	Ag

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.