

\$11,900,000 - 221036 Twp Rd 9-1a Township, Rural Lethbridge County

MLS® #A2265115

\$11,900,000

3 Bedroom, 1.00 Bathroom, 2,462 sqft
Agri-Business on 443.74 Acres

NONE, Rural Lethbridge County, Alberta

This is a once in a lifetime opportunity to own amazing land for generations to come. River frontage and coulees with abundant wildlife and hiking. This stunning property includes 5 contiguous parcels of land totaling 443.74 acres m/l immediately outside Lethbridge city limits. The property includes irrigated farmland, a homestead with large 2462 square foot, 3 bedroom home, 42x25 foot shop and many many outbuildings as well as grain bins. Prime riverfront land with beautiful views of the river valley and the legendary high level rail bridge, the property has excellent development potential. The property has a previous use gravel pit from which large gravel deposits could be harvested if a mixed use approach is desired. With 55 acres of permanent water rights and 25 acres of terminal water rights, further water rights are available for agricultural use.

Essential Information

MLS® #	A2265115
Price	\$11,900,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,462
Acres	443.74



Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	221036 Twp Rd 9-1a Township
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T0K 0T0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2
Waterfront	Pond, River Access, River Front

Interior

Interior Features	Ceiling Fan(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Private, Farm, Many Trees, Rolling Slope
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	26
Zoning	urban fringe

Listing Details

Listing Office

ROYAL LEPAGE SOUTH COUNTRY - Taber

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