

# **\$1,200,000 - 61034 Rge Rd 18-5, Rural Warner No. 5, County of**

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MLS® #A2222264

**\$1,200,000**

6 Bedroom, 4.00 Bathroom,  
Agri-Business on 160.00 Acres

NONE, Rural Warner No. 5, County of, Alberta

Rare opportunity to own a 160 acres of tame grass within 30 minutes of the City of Lethbridge. The home boast over 2400sq/ft with 6 bedrooms, 4 bathrooms functional layout for the growing family, with lots of natural light and vaulted ceilings along with a double car attached. A 40x60 heated shop, livestock facilities, corrals, fenced and multiple other out buildings make this property a fully functioning ranching/farming operation which also has a back up Onan generator with automatic transfer switch(in the event of a power outage). The sources of water consist of dugout, creek, well and cistern(5000 gals) providing ample water throught the property. This is your chance to own a small farming operation, where you are fully equipped and self sufficient to explore the many ways to produce good income. This property is located on a dead end road 25 miles south of Lethbridge, 1 and a half miles off highway #4.



## **Essential Information**

MLS® #	A2222264
Price	\$1,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Acres	160.00

Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### Community Information

Address	61034 Rge Rd 18-5
Subdivision	NONE
City	Rural Warner No. 5, County of
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 1P0

### Exterior

Lot Description	Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Secluded, Pasture
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### Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Zoning	Agricultural

### Listing Details

Listing Office	BERNIE SCHMID REALTY LTD.
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