

# \$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 | 7                  |
| Zoning         | urban fringe       |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.