

# \$550,000 - 64046 Rr 21-0, Rural Warner No. 5, County of

MLS® #A2187424

**\$550,000**

7 Bedroom, 2.00 Bathroom, 1,712 sqft

Residential on 9.65 Acres

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

Municipal water, 5 minutes from the town of Raymond, 15 minutes from the city of Lethbridge, plenty of space for a massive garden, animals (including horses), room for additional outbuildings, a root cellar, a walk-out basement, and opportunity to update the home and make it your own are just some of the things this acreage offers you! With SEVEN bedrooms, two full bathrooms (both with double vanities), lots of storage throughout, and plenty of living space upstairs and downstairs, this spacious home is perfect for a growing family. Currently there are several outbuildings that just need some renovations to be very useable spaces again. Some of these include a chicken coop and large storage shed for tools, lawn equipment, items needed to care for your animals. The home has two wood burning fireplaces and a large sunroom area for you to enjoy the gorgeous sunrises and sunsets on the southern Alberta prairie! If you're looking to get out of the city, enjoy nature, and turn a home with great bones into your perfect oasis this is the place for you! Call your REALTOR® and book your showing today! This property will be subdivided depending on the buyers' preference into anywhere from 6 to 15 acres. Ask your REALTOR® for more details! Current price point is for the home to come with 9.65 acres.

Built in 1974



## Essential Information

MLS® #	A2187424
Price	\$550,000
Bedrooms	7
Bathrooms	2.00
Full Baths	2
Square Footage	1,712
Acres	9.65
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	64046 Rr 21-0
Subdivision	NONE
City	Rural Warner No. 5, County of
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2S0

## Amenities

Parking	Off Street
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## Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Storage
Lot Description	Private

Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	166
Zoning	CR

### **Listing Details**

Listing Office	Grassroots Realty Group
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