

# \$849,900 - Rural Coalhurst, Rural Lethbridge County

MLS® #A2151051

**\$849,900**

0 Bedroom, 0.00 Bathroom,  
Land on 79.50 Acres

NONE, Rural Lethbridge County, Alberta

Are you looking for a large property to build your dream home? Perhaps some farmland? A place to keep some cows and horses? Do you want to be close to the City, but have the space, views, privacy, and perks of the country lifestyle? Then look no further than just 5 minutes outside of Lethbridge. Here we have an 80-acre parcel of dryland ready for you to call your own. This parcel, located directly West of Coalhurst, closely borders Lethbridge City's Urban fringe with quick access to the City, the small town, and the highway. The land itself consists of 40 acres of cultivated land and 40 acres of hay. It has the North County potable water line running through, is fully fenced with cross fences and set up for livestock. The easterly portion of the property has a beautiful panoramic view of the mountains which would make for a great building site. Lots of opportunity and possibility await at this conveniently located property, call a Realtor® today to take a look!



## Essential Information

MLS® #	A2151051
Price	\$849,900
Bathrooms	0.00
Acres	79.50
Type	Land
Sub-Type	Residential Land
Status	Active

**Community Information**

Address	Rural Coalhurst
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0V0

**Additional Information**

Date Listed	July 19th, 2024
Days on Market	295
Zoning	Ag

**Listing Details**

Listing Office	Onyx Realty Ltd.
----------------	------------------

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.