

# **\$950,000 - 205069 Twp Rd 6-1b, Rural Warner No. 5, County of**

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MLS® #A2198392

**\$950,000**

3 Bedroom, 4.00 Bathroom, 1,770 sqft  
Residential on 10.84 Acres

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

A view of the Milk River Ridge, Chief Mountain, and the beautiful southern Alberta skies right off your back deck?! This home is calling all those who are ready for some peace and quiet in this busy world! Located just 1 minute outside the town of Raymond, 20 minutes from the city of Lethbridge, this almost 11 acre property has so much to offer your family, horses, and other pets/animals! The entire home is above grade with a new in floor heat (for the ground level) and on demand hot water system, a high efficiency forced air furnace for the whole home, humidifier, new shingles, central air conditioning, an air exchanger, co-op water, irrigation water, frost free taps for animal and plant watering, and more outbuildings than you can imagine! These outbuildings include: a large garden shed, gorgeous geothermal greenhouse, QUADRUPLE detached garage plus a shop, a one bedroom one bathroom garden suite complete with propane heat and solar power, a horse shelter, and two additional wood sheds. The whole property is fenced with an electric fence running around the two massive pasture areas. On the property you will find a garden plot, RV parking spaces, beautiful landscaping, a place for your hot tub to go under the deck in the walk out patio area, a fantastic back deck with glass and metal railings, and so much more! Inside the main home there are three large bedrooms, a



theatre room, a wet bar with a fridge, a good-sized storage room, a custom staircase between the two floors, hardwood floors, granite countertops in the kitchen, a large pantry in the kitchen, wood burning and natural gas fireplaces, vaulted ceilings, and a primary bedroom with not only a huge ensuite bathroom, but walk-in closet, and door that walks right onto the back deck! Whether you are looking for multigenerational living, a hobby farm for your young and growing family, peace and tranquility amidst nature for your retirement years, or just a fantastic acreage for you to enjoy for many, many years to come, this property ticks all the boxes!! Donâ€™t delay, call your REALTOR® and book your private viewing today!

Built in 2009

### **Essential Information**

MLS® #	A2198392
Price	\$950,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,770
Acres	10.84
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	205069 Twp Rd 6-1b
Subdivision	NONE
City	Rural Warner No. 5, County of
County	Warner No. 5, County of

Province	Alberta
Postal Code	T0K 2S0

### Amenities

Parking	Quad or More Detached
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### Interior

Interior Features	Built-in Features, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Storage
Lot Description	Pasture, Private, Standard Shaped Lot
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
Days on Market	49
Zoning	CR

### Listing Details

Listing Office	Grassroots Realty Group
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