

# \$399,900 - 1.5 Acres Highway 508, Rural Lethbridge County

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MLS® #A2224479

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.50 Acres

NONE, Rural Lethbridge County, Alberta

Ideal 1.5 acre building lot! Located less than 10km from South Lethbridge, on pavement, you'll find the perfect place to build your dream acreage. Perimeter fencing, grass, and a fantastic tree belt have been established for you on this square shaped parcel. The approach from Highway 508 is already built too. The key feature though is that City Water via the COLRWA is paid for and hooked up at the property line. Seeing as how additional water service is currently no longer available from this line makes this a valuable utility indeed. Irrigation is obtainable through the SMRID, and power and gas are nearby as well. With the 3.5 acre residence for sale to the immediate West (MLS# A2224478) this could be a unique opportunity for a 2 family or friend purchase (choose your neighbour). Take a drive by today, then contact your preferred agent for a tour of this superior piece of land.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2224479         |
| Price     | \$399,900        |
| Bathrooms | 0.00             |
| Acres     | 1.50             |
| Type      | Land             |
| Sub-Type  | Residential Land |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1.5 Acres Highway 508   |
| Subdivision | NONE                    |
| City        | Rural Lethbridge County |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T1J 4P4                 |

### Amenities

|           |             |
|-----------|-------------|
| Utilities | See Remarks |
|-----------|-------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 16             |
| Zoning         | GCR            |

### Listing Details

|                |   |
|----------------|---|
| Listing Office | Royal LePage South Country - Lethbridge |
|----------------|---|

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