

# \$875,000 - 213026 Twp Rd 70, Welling

MLS® #A2256783

**\$875,000**

4 Bedroom, 3.00 Bathroom, 1,546 sqft  
Residential on 4.50 Acres

NONE, Welling, Alberta

Visit REALTOR® website for additional information. Discover rural elegance at 10 Hill Crescent, Hill Estates. This 4-bed, 3-bath home on 4.5 acres offers panoramic views of Pot Hole creek. Features include hardwood floors, a cozy wood stove, and a spacious kitchen. With a walk-out basement, fenced yard for horses, and energy-efficient updates including geo-thermal heating and cooling and ICF block construction from the basement to the roof trusses. It's a haven just 10 mins from Lethbridge.

Built in 2010

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2256783                         |
| Price          | \$875,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,546                            |
| Acres          | 4.50                             |
| Year Built     | 2010                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 213026 Twp Rd 70 |
| Subdivision | NONE             |
| City        | Welling          |
| County      | Cardston County  |
| Province    | Alberta          |
| Postal Code | T0K 2N0          |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 6                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### **Interior**

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Suspended Ceiling |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                                                                              |
| Heating           | In Floor, Geothermal                                                                                                                                             |
| Cooling           | Other                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Wood Burning                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                   |

### **Exterior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                                                                                |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pasture, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | ICFs (Insulated Concrete Forms), Stucco                                                                                   |
| Foundation        | ICF Block, Poured Concrete                                                                                                |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | Residential          |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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