

**70004 & 70008 RR 20-5**  
**Rural Warner No. 5, County of, Alberta**

**MLS # A2187606**



**\$1,000,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	6-7-20-W4
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** main house only - washer, dryer, kitchen fridge/freezer, dishwasher, gas range, hot tub (as-is), garage remotes. The little house appliances are not included, but if need be we can work with buyers to replace these.

Buckle up and start driving! This one of a kind acreage has EVERYTHING and more of what you have been searching for!! Located just five minutes from the town of Raymond and fifteen minutes from the city of Lethbridge, this five acre property has stunning mature trees (American Elm, Eastern Cottonwood, Balsam&nbsp;Poplar, White Willow, Douglas Fir, Lilac, Maple, Crab Apple, and a mixture of fruit trees - just to name a few), municipal water to both homes, a 40 ft. by 80 ft. quonset with a concrete floor, chicken coop, several sheds, a hot tub room, double detached garage, garden area, cross fencing for different animal pens, new tin roofs on the garage, main home, and secondary property, 200 AMP service to the main home and 100 AMP service to the garage and the secondary home, and a well used to water the animals. If you're looking for an incredible homestead where you can have extended family live in their own home but on your property, or a property where you can have a rental property and a primary home all in one, this is the one! The main home was just built in 2023 and has all the bells and whistles: central air conditioning, dual zoned high efficiency furnace, back up generator panel, hardboard siding, quartz countertops, an ensuite bathroom in the primary bedroom, open concept kitchen and living areas, good-sized pantry, large laundry room, back mud-hall with lockers to keep all your coats organized, a family room in the basement, a huge front porch AND back deck, and much more! The secondary home has recently received: new cabinetry in the kitchen, new vinyl plank flooring throughout, a fresh coat of paint, new hot water tank, and a new vanity in the bathroom. With two bedrooms and one full bathroom, this guest home has plenty of potential to be used for in laws, a rental, an air bnb, or the first home for your teenage children that need to get

out of the house but stay within your reach! The double detached garage is heated and has a separate area in the back that can be used as a shop, dog washing/grooming station, or office area. With so much to offer, this home is a fantastic fit for any family no matter what age and stage! Don't delay, call your REALTOR® and book your showing today!