

# \$975,000 - 70004 & 70008 Rr 20-5, Rural Warner No. 5, County of

MLS® #A2187606

**\$975,000**

8 Bedroom, 4.00 Bathroom, 1,420 sqft  
Residential on 5.00 Acres

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

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 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!

Built in 2023

### Essential Information

MLS® #	A2187606
Price	\$975,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,420
Acres	5.00
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	70004 & 70008 Rr 20-5
Subdivision	NONE
City	Rural Warner No. 5, County of

County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2S0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage, Fire Pit, Garden
Lot Description	Standard Shaped Lot
Roof	Metal
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	78
Zoning	CR

### **Listing Details**

Listing Office	Grassroots Realty Group
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