



Anne French
Your REALTOR®
Love where you live.

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230070 Twp Rd 43
Spring Coulee, Alberta

MLS # A2297826



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	2,874 sq.ft.	Age:	1950 (76 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Attached Carport		
Lot Size:	3.00 Acres		
Lot Feat:	Front Yard, Greenbelt, No Neighbours Behind, Pasture, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-4-23-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: All included goods as is where is

Welcome to your opportunity to own a sprawling family home set on an incredible 3 acres of peaceful countryside, just a scenic 35-minute drive from Lethbridge! This spacious 4-level split offers room for everyone and then some, making it the perfect fit for large or growing families seeking space, privacy, and endless potential. With over 2,800 sq ft of developed living space above grade (not including the full basement), six bedrooms, two and a half bathrooms, and multiple generous living areas, this home is ready to be transformed into your dream acreage retreat. The setting is truly special—mature trees, wide open views, and no neighbors behind create a sense of tranquility that’s hard to find. While the home offers a functional layout and a carport for “out of the weather” parking, it also presents an exciting opportunity for buyers to update and add value over time. Whether you’re dreaming of a hobby farm, space for kids to roam, or simply more room to breathe, this property delivers incredible potential in a location that perfectly balances rural living with convenient access to city amenities. Don’t miss your chance to make this acreage your own—call your REALTOR® and book your showing today!