

# \$645,000 - Twp Rd 94 Kipp Highway, Coalhurst

MLS® #A2205659

**\$645,000**

0 Bedroom, 0.00 Bathroom,  
Land on 10.50 Acres

NONE, Coalhurst, Alberta

Located five minutes from the City of Lethbridge, this 10.8 acres land parcel sits on Lethbridge County land along the Old Man River. This parcel would be a perfect single acreage because of proximity and scenic views of the city and river valley. The southeast corner of the parcel offers an ideal building site to build your dream home. Power and gas services are available adjacent to the property; no water servicing available.

## Essential Information

MLS® #	A2205659
Price	\$645,000
Bathrooms	0.00
Acres	10.50
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Twp Rd 94 Kipp Highway
Subdivision	NONE
City	Coalhurst
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0V0

## Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
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## Exterior

Lot Description      Irregular Lot

## School Information

District                Palliser Regional Division No. 26

## Additional Information

Date Listed            March 27th, 2025

Days on Market      119

Zoning                 LUF

## Listing Details

Listing Office         AVISON YOUNG

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