

\$389,900 - 16 Highway 3a, Monarch

MLS® #A2074951

\$389,900

1 Bedroom, 1.00 Bathroom, 305 sqft

Residential on 5.87 Acres

NONE, Monarch, Alberta

Talk about a VIEW! If you're looking for a BUILDING SITE within minutes of Lethbridge, then look no further. Here is your opportunity to build your dream home on 5.87 Acres while you enjoy the amenities currently on the property. Or, perhaps you'd enjoy the cottage/cabin life style, recreation spot, air BNB, or even just move in and appreciate the simplicities of life with this unique quiet property that has so much potential. Bonus to this acreage, is that it is on town water! Current amenities on this property include a kitchen cabin, with utilities, bathroom, laundry facilities, and a dining area. Adjacent to the utility cabin, and protected by a cover deck, is the bedroom cabin, heated by wood stove. Next to it, is a cozy guest cabin with an attached green house space. The out buildings are fantastic with a 16 x 24 garage as well as a 45 x 35 heated shop with two separate sides, a game cooler, and plenty of room for all your toys! You truly have to see this property to understand the potential and see the views. Book a showing with your realtor and draft up your plans for your new home on this fantastic site!

Built in 1950

Essential Information

MLS® # A2074951

Price \$389,900



Sold Price	\$355,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	305
Acres	5.87
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Sold

Community Information

Address	16 Highway 3a
Subdivision	NONE
City	Monarch
County	Lethbridge County
Province	Alberta
Postal Code	T0L1M0

Amenities

Parking	Triple Garage Detached
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Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Electric, Other, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Other, Private Yard
Lot Description	Fruit Trees/Shrub(s), Few Trees, No Neighbours Behind, Open Lot, Pasture, See Remarks, Views
Roof	Metal
Construction	Concrete, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 21st, 2023
Date Sold April 16th, 2024
Days on Market 239
Zoning Farmland Residential Exem
HOA Fees 0.00

Listing Details

Listing Office Onyx Realty Ltd.

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