



**GRASSROOTS**  
REALTY GROUP

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**222057/222055 HIGHWAY 24**  
**Rural Wheatland County, Alberta**

**MLS # A2222836**



**\$1,324,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,483 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Detached, Oversized, Pav		
<b>Lot Size:</b>	13.06 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Priv		

<b>Heating:</b>	Forced Air, Natural Gas, Other, Propane, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	15-22-26-W4
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s)		

**Inclusions:** ACCEPT RPR 'AS IS' due to Barn being grandfathered in and Wheatland County not giving Compliance for it. Barns X 2, Bunk House, Coal Shed, Ceiling Fans X 5, Dryer X 2, Graineries X 9, Portable Dishwasher, 3 Sided Quonset, Refrigerator X 2, Shed X 3, Shop, Washer X 2, Water Softeners X 2, Well Houses X 2, Wood Stoves X 2 (WETT Certified).

WELCOME to this BEAUTIFUL Property with 2 HOUSES Situated on 13.06 acres of WELL-KEPT Grounds in Wheatland County, consisting of a PRIMARY Residence (3,980.48 Sq Ft of Developed Living Space) and a SECONDARY Bungalow (1,321.85 Sq Ft of Developed Living Space) with a DOUBLE Garage. The TWO Dwellings make it ideal for MULTIGENERATIONAL Living, Guests, or Rental. The Primary Residence has a CHARMING RUSTIC feel with exposed WOOD BEAMS, High Ceilings, and a number of ARCHITECTURAL Details (2019 all TRIPLE PANED windows). There is a 30' x 40' COVERED Deck leading to the SOUTH-Facing Front Entrance, where the foyer is done in SLATE FLOOR TILE, leading to a LARGE Great-Room with HARDWOOD floors, featuring a FLOOR-TO-CEILING Stone Overlay for a WOOD STOVE. This is Topped with a DOUGLAS FIR Mantle. Adjacent is the INTIMATE Dining Room with FRENCH DOORS leading to the West Wide of the Deck. Moving into the Kitchen Area, there is a 2 pc Bathroom, an Eating area, a SECOND Wood Stove, and Sliding Doors leading to a PATIO also on the West Side. The Kitchen itself has SS APPLIANCES, a Gas Stove, Light Colored Cupboards, and a Tile backsplash. Flooring is RUSTIC FLAGSTONE, giving a COUNTRY Atmosphere. The Laundry and Pantry are off the kitchen, AS WELL as a mudroom with a DUTCH DOOR leading out to a PATIO on the East Side. Upstairs is the PRIMARY Bedroom with 4 pc bath, including a WALK-IN shower and CLAW-FOOT-TUB. A UNIQUE Hammered Iron Railing leads from upstairs down to the basement, where there are 2 LARGE Bedrooms, a 3 pc Bathroom, 2 Storage Rooms, and 2 Utility Rooms. There is IN-FLOOR heating as well in the Basement. The lawns are WELL KEPT with a Number of

Flowering Trees and Shrubs, a Pond, and a LARGE GARDEN Space, also a DOG KENNEL. The SECONDARY Bungalow has a LARGE Kitchen, a Living Room with HARDWOOD Floor, 3 Bedrooms, a 3 pc Bathroom, and a DEN with Sliding Patio Doors to a Deck. The Basement is unfinished but has a LAUNDRY ROOM and 2 LARGE Storage Rooms. There is a detached DOUBLE GARAGE and several Flowering Trees and Shrubs. There are 2 BRAND-NEW SEPTIC (May 2025) for both houses. The rest of the property INCLUDES VARIOUS OUTBUILDINGS, including a Large Shop with 200 amp Service, Barns, Grain Bins, Horse Shelters, and Pasture. BOOK your showing TODAY!