

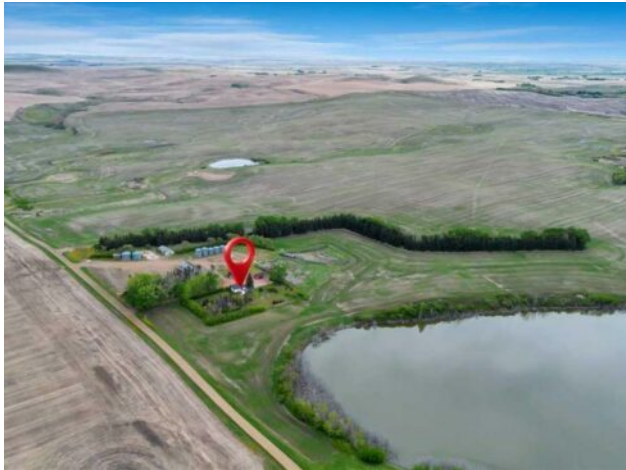


GRASSROOTS
REALTY GROUP

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204069 Township Road 262
Rural Wheatland County, Alberta

MLS # A2224290



\$1,000,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,209 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	34.83 Acres		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-26-20-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

35 Acres. Private Pond/Lake 11 Acres for Recreation kayaking and water activities. 13 acres of cultivated grain land. Homestead Property. Portion Zoned AG. 2 Water Sources. Drilled Wells. 3 Hydrants. 220 electrical service for RV SITE. 2 Quonsets. Treed. Land is Grass and pasture. Just 1 hour to Calgary, 30 minutes Strathmore and or Drumheller. This property will check all your boxes. Hobby Farm. Horses. Cattle. Organic Opportunities. Gardening. Workshop. Garage. Chicken Coop. Numerous Outbuildings, concrete floors, power, Bring your Family. Option for a 2nd Dwelling, Man Cave. Opportunity. Pasture. This Quaint Farm awaits you. You'll want to saddle right up when you see this spread. You'll love the amazing Views. Workshop +Double Detached Garage. Grass/Pasture. Green Green Acres. Original Family Homestead Lands. Grass. Bungalow Home Sweet Home. Country Charm. Good usable basement. 4 Bedrooms. 2 Bathrooms. Commuters Dream. Looking for a home with history. Magical. Consider a 1900's homestead upgraded and maintained nestled off the road. All modern conveniences mingled with the quaint Early Canadian touches you will adore. Live the way you've always wanted to. Giving your family the chance to garden, raise animals, know nature's ways. Live off the Land. Come see this delightful Acreage. Enjoy the stars, listen to the birds. Priced to Sell. Central location. Pride of Ownership. Will Not Be Replaced at this PRICE. Move in Now....Free Horse BOARD. Bring your Livestock .2 Quonsets. Treed with paths for Quads, Snowmobiles, Great Recreational Property. Minutes to Severn Dam Reservoir. Year-Round Recreational Property. Views, private. Central Location between Strathmore and Drumheller.

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