



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**220048 RR 212**  
**Rural Wheatland County, Alberta**

**MLS # A2224407**



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	7.43 Acres		
<b>Lot Feat:</b>	Pasture, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** Sea-can, Chicken Coop, Small Out Buildings

Discover the perfect blend of rural tranquility and modern convenience on this exceptional 7.43-acre property nestled in the heart of Wheatland County. This adorable bungalow offers an idyllic country lifestyle while maintaining access to urban amenities. The home features an open floor plan with 3 good-sized bedrooms off the main living area and a full, finished basement. The main floor gives you a large country-kitchen with ample cupboards and counter space, room for a big table or even a central island if you choose. In the living room you'll find an efficient little wood stove that provides a supplemental heat source, keeping utility costs down in the winter. The ceramic tile throughout this main floor means low-maintenance and hard-wearing, no need to worry about that and the claw-foot tub in the main bath adds to the charm of this country bungalow. Downstairs there's a large rec room, a huge laundry room with tons of storage, a cold room and another bedroom. You won't believe how much space this place has! Zoned AG General, this versatile property provides flexibility for various agricultural pursuits while maintaining residential comfort. The strategic location within the Western Irrigation District ensures reliable water for any farming ventures, adding significant value. The chicken coop (hens included if you want them) means there's always fresh eggs and the moveable sea-can provides lots of storage for toys and equipment. Fully perimeter fenced with some cross-fencing this acreage offers versatility for whatever pursuits you dream of. Families will appreciate the convenience of school busing to Wheatland Crossing K-12 school, eliminating transportation concerns while ensuring education access. Experience the freedom of acreage living where you can enjoy wide open spaces, fresh country air, and the satisfaction of owning a

substantial piece of Alberta's beautiful landscape. This property represents an outstanding opportunity to secure your slice of rural paradise while maintaining connectivity to modern conveniences and urban opportunities. Just five minutes from Cluny, thirty minutes to Strathmore, and a quick hour to Calgary you'll be hard pressed to find this much peace, charm and convenience at this price anywhere else. Don't miss this rare chance to own a piece of Wheatland County's finest real estate, where comfort meets countryside in perfect harmony.