



GRASSROOTS
REALTY GROUP

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251017A &B Range Road 245
Rural Wheatland County, Alberta

MLS # A2226804



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,058 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	12.21 Acres		
Lot Feat:	Landscaped, Lawn, Pasture, Rectangular Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-25-24-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

This 12.2 acre property features 2 homes , large shop, and is the ideal set up for horse lovers with 5 pastures, 2 shelters and 2 automatic stock waterers along with a hydrant. This property is landscaped with numerous mature trees and is ideally situated a 10-minute drive to Strathmore making this easy access to all the amenities in town. The main home is a recently renovated 2-bedroom, one bath bungalow with loads of potential in the basement. Offering an open-concept kitchen/living/dining layout with a bright gourmet kitchen designed to inspire your inner chef, equipped with quartz countertops, stainless steel appliances including a gas stove to make mealtime a breeze. The custom kitchen cabinetry offers loads of storage with soft-close cupboards/drawers/pantry. The main floor also features large windows that brings in loads of natural light and delivers stunning country views including spectacular sun rises/sun sets. Windows include beautiful Hunter Douglas blinds (most of which are remote-controlled with blackout blinds in the two bedrooms). The large partial wrap around deck is ideal for entertaining, star gazing and taking in the northern light shows. The second home is a recently refreshed modular home with 3 bedrooms, two full baths, open concept kitchen/dining/living room and is provides the perfect rental income opportunity/mortgage helper (or is ideal for a second family or guests). This home has its own private driveway with large trees separating the two homes for privacy. There are 2 private decks and 2 sheds. The large 40 x 80 x 20 shop has two 14-foot automatic doors and two man-doors making this the perfect set up for a small business, RV storage, or any project that may be needed. The shop sits on cement pony walls. There is roughed in plumbing for water/sewer; 30-amp RV plug-in as well. Loads of overhead lights and electrical outlets

inside. Lightening protection is installed on the roof.