



GRASSROOTS
REALTY GROUP

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

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

MLS # A2226804



\$1,020,000

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

TWO-HOME ACREAGE WITH LARGE SHOP 10 MINUTE DRIVE FROM STRATHMORE This 12.2 crossed-fenced property features not one, but two homes and is the ideal set up for horse lovers with 5 pastures, 2 shelters and 2 automatic stock waters. The main home is recently renovated 2-bedroom, one bath bungalow with loads of potential in the basement. Open-concept kitchen/living/dining layout, equipped with quartz countertops, stainless steel appliances and a gas stove. The custom kitchen cabinetry offers loads of storage with soft-close cupboards/drawers/pantry. Large windows include Hunter Douglas blinds for loads of natural light. The septic system and furnace were replaced in 2024, new central air replaced 2025. The second home is a 3 bedroom 2 full baths modular home, perfect rental income/mortgage helper. This home has its own private driveway with large trees separating the two homes for privacy. There are 2 decks and 2 sheds. The large 40 x 80 x 20 shop has two 14-foot overhead doors and two man-doors. The shop sits on cement pony walls. There is roughed in plumbing for water/sewer; 30-amp RV plug-in as well. There is plenty of overhead lights and electrical outlets. Lightning protection is installed on the roof.