



**GRASSROOTS**  
REALTY GROUP

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

**254015 TOWNSHIP 240 Road**  
**Rural Wheatland County, Alberta**

**MLS # A2227160**



**\$999,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	36.97 Acres		
<b>Lot Feat:</b>	Farm		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	32-23-25-W4
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Exceptional 36.97 acre Agricultural Small Holding parcel on paved Twp Rd 240, just SW of Strathmore. This high, dry land offers unobstructed mountain views and is zoned Country Residential—ideal for future development, a dream home, or hobby farm. Improvements include an older 14' x 64' mobile home with 11' x 24' addition, covered front porch, rear deck, 20' x 26' barn with stalls, corrals, outbuildings, and automatic waterer. Services in place: well with updated pump and pressure tank (2009), hot water tank (2000), and high-efficiency furnace (2019). Located near De Havilland Field, a major aircraft manufacturing facility in Wheatland County, and the Prairie Economic Gateway, a multi-billion-dollar trade and logistics corridor. A rare investment opportunity with strong future potential.