



GRASSROOTS
REALTY GROUP

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

240046B Highway 24
Rural Wheatland County, Alberta

MLS # A2228804



\$824,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,225 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, Quad or More		
Lot Size:	2.06 Acres		
Lot Feat:	Back Yard, Cleared, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-24-26-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: 4 Sheds

Spacious 5-Bedroom Bi-Level on 2 Acres with Heated Shop & Just 10 Minutes from Strathmore! Discover the perfect balance of privacy, space, and convenience with this well-maintained 1,225 sq ft bi-level home, set on a beautifully treed and private 2-acre lot just minutes from Strathmore. With 5 bedrooms, a finished basement, and a heated, insulated shop, this acreage offers endless possibilities for families, hobbyists, or home-based businesses. The main level features a bright, open layout with a large living area, functional kitchen, and dining space that opens onto a huge deck—ideal for entertaining or soaking in the peaceful rural views. Three bedrooms are located upstairs, along with a two full bathrooms and upstairs laundry. Downstairs, the fully finished basement adds two more spacious bedrooms, a large rec room, and another full bathroom—perfect for teens, guests, or additional family living space. Outdoors, the private yard is surrounded by mature trees and wide-open prairie skies. You'll also love the 40 x 30 foot, heated and insulated shop wired with 220V, ideal for projects, storage, or running a business. It has plenty of storage space and 10 ft doors. Also included are four sheds. Recent upgrades include hot water tank, septic tank, R/O system and counters and backsplash. With loads of storage space, ample parking, and just 10 minutes to all amenities in Strathmore, this move-in-ready acreage has everything you've been looking for—plus room to grow.