



**GRASSROOTS**  
REALTY GROUP

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

1 Main Street  
Rural Wheatland County, Alberta

MLS # A2230719



**\$690,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	4,393 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Other		
Lot Size:	0.57 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	10-27-22-W4
Exterior:	Vinyl Siding	Zoning:	HRG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Amazing opportunity for the savvy buyer! This expansive 4,393 sq. ft home nestled in the serene hamlet of Redland offers the ideal setting for families seeking tranquility and space. Set on a generous .57-acre lot, offering plenty of outdoor space for gardening, play, or relaxation. This home combines comfortable living with the charm of rural life, all while being conveniently located near essential amenities. Only 20 minutes from Drumheller. Elementary and Junior High Schools are conveniently located in the nearby town of Carbon, providing quality education for children of all ages. This property is a rare find, offering both space and proximity to essential services. The large lot size allows for outdoor activities and future customizations, while the nearby schools and amenities make it an excellent choice for families. Whether you're looking to settle down or invest in a family friendly home with room to grow, this beautiful property in Redland is a must see! Don't miss the opportunity to make this spacious and peaceful property your new home. New roof 2022. Municipal water is available to the property line.