



GRASSROOTS
REALTY GROUP

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241079 Highway 842
Rural Wheatland County, Alberta

MLS # A2232751



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,633 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	2.32 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Garden, Gazebo, Lev		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	11-24-21-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CH
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: NA

JUST 20 MINUTES FROM STRATHMORE. Welcome to this 1633 sqft bungalow on 2.32 acres, with an additional 1062 sqft below grade. As you walk in, you will notice an abundance of natural light throughout the main floor and an open floor plan that spans end to end. There are two dining areas, separated by an expansive kitchen that provides two sinks, plenty of cupboard and counter space, and a huge walk-in pantry. This kitchen is a true delight for cooking and entertaining guests! The living room is warm and inviting, with plenty of natural light coming from the west. The large rear entryway has the coveted main floor laundry and leads down to the partially finished basement. The full bathroom has been recently renovated, just off to the huge primary bedroom. A second bedroom completes this bright, spacious main floor. Newer metal roof, soffits, eaves, and siding. Recent upgrades also include laminate flooring and remodeled bathroom. New 100A electrical panel, good septic system and excellent water well. This spacious bungalow, on concrete foundation, has paved road access with breathtaking prairie views from inside the home. Outside is a fenced dog run, a treed area in front that would be perfect for a garden, and a private backyard that would be great for summer night fires. Only 7 minutes away is the K-12 Wheatland Crossing School with bus route available, 8 minutes from Hussar, and about 13 minutes from Standard. It is not often an acreage at this price becomes available this close to Strathmore and Calgary.