

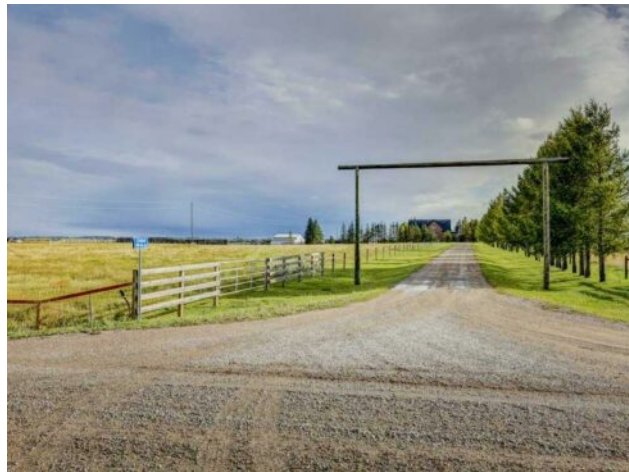


GRASSROOTS
REALTY GROUP

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254041 Township Road 252
Rural Wheatland County, Alberta

MLS # A2238720



\$1,290,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,429 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	12.00 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Garden, Greenbelt, Landscaped, Lawn, Level, M		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	Holding Tank, Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-25-25-W4
Exterior:	Vinyl Siding	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Deep freeze, refrigerator in basement, custom cabinetry in mudroom, iron remover in mechanical room

Step into timeless country living with this beautifully restored 1919 Eaton's Catalogue home, set on 12 acres of mature, thoughtfully designed landscaping. Completely refurbished in 1996, this character-rich residence was placed on a new concrete basement and expanded with a thoughtfully designed east-side addition, offering over 3,700 sq ft of developed space. Inside, the home showcases a spacious farm-style kitchen perfect for family gatherings, original hardwood floors, and meticulous attention to period detail. The upper level features a serene primary suite with vaulted ceilings, two full closets, and ample natural light, along with two additional bedrooms. The fully developed lower level includes two more generous bedrooms, in-floor heating, and comfortable living space ideal for extended family or guests. Additional highlights include: oversized attached garage with in-floor heat, expansive deck off the dining area for outdoor entertaining, 24' x 30' detached garage, 32' x 40' insulated barn with water hydrant and two overhead doors, 30' x 36' heated shop with attached 34' x 36' barn and tack room, 32' x 36' heated mechanical shop (added in 2003) with two overhead doors, a mezzanine, and a full 3-piece bathroom-perfect for home-based business or additional living quarters, ten livestock pens serviced by three Ritchie automatic waterers. For complete details on all of the outbuildings please check the supplementary documents. An ideal property for hobby farming, equestrian use, or country living with full amenities. **OPTIONAL:** neighbouring 120 acres available as a part of this offering. This property seamlessly blends historical charm with modern functionality, making it the perfect retreat for those seeking a rural lifestyle with all the comforts of contemporary living.

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