



GRASSROOTS
REALTY GROUP

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234082 Rge Rd 264
Rural Wheatland County, Alberta

MLS # A2241662



\$698,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,152 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	15.34 Acres		
Lot Feat:	Other, See Remarks		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	29-23-26-W4
Exterior:	Metal Siding , Vinyl Siding	Zoning:	AG Agriculture General Mu
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: 3 Sheds

Rare opportunity to own over 15 acres of flat land in Wheatland County. This property features a three Bedroom 16' x 72' Mobile Home with central Air Conditioning, Forced Air Furnace and recent Shingles. A spacious 60' enclosed Porch has screened Windows with removable framed plastic inserts, perfect for relaxation and entertainment provides a convenient outdoor space. Three Sheds are included. This Property is located on Rge. Rd. 264, making it an ideal spot to build your Dream Home. The existing Mobile Home offers a convenient place to stay while you "plan and build". Only 25 Minutes to Calgary City Limits via Glenmore Trail and Highway #1.