



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.