



GRASSROOTS
REALTY GROUP

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

224041 Range Road 225
Rural Wheatland County, Alberta

MLS # A2250405



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,402 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.17 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	Well
Floors:	Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-22-22-W4
Exterior:	Concrete	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Enjoy privacy and comfort in this well-maintained family home set on 3.16 acres of treed land. Featuring six bedrooms and two and a half bathrooms, this property is ideal for a growing family or those seeking extra space. The home has been freshly painted throughout and features upgraded carpeting, along with a brand-new basement floor. The inviting family room includes a wet bar—perfect for gatherings or relaxing evenings. The basement also offers a spacious storage room and a dedicated work area. Outside, the yard is surrounded by mature trees, providing natural beauty and seclusion. Outbuildings include a 42' x 64' quonset and a 24' x 18' garage—ideal for storage, workshop use, or recreational vehicles. The septic tank and field are located far from the house, offering added peace of mind. This is a fantastic opportunity to enjoy quiet country living, just minutes from Gleichen.