



**GRASSROOTS**  
REALTY GROUP

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233055 Range Road 250  
Rural Wheatland County, Alberta

MLS # A2256052



**\$1,095,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,206 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Insulated, Quad or More Detached		
Lot Size:	7.00 Acres		
Lot Feat:	Level, Pasture		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	19-23-24-W4
Exterior:	Wood Frame	Zoning:	CR/AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Heating Paid For, Propane
Features:	Kitchen Island, Skylight(s), Vinyl Windows		

Inclusions: NA

This TERRIFIC 7 acre property only 10 minutes South of Strathmore, has everything for your country living enjoyment!! A fully renovated and fully developed 1206ft<sup>2</sup> bungalow, newer 30'x60' fully finished heated and insulated workshop, a new 5 box stall barn 36'x36', and outdoor riding arena and pasture and turnout pens for the horses!! This 4 bedroom 3 bath home has been upgraded and modernized substantially including a new kitchen, new flooring, paint, fixtures, bathrooms and utilities and offers a fully developed lower level with 9" ceilings and a large game/recreation room!! Located on a very quiet dead end road yet close to town for convenience. If you're a horse person, a mechanic or are hoping to be and want your own piece of property to enjoy the country living lifestyle then come have a look at this property today.