



**GRASSROOTS**  
REALTY GROUP

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**230054 Range Road 255**  
**Rural Wheatland County, Alberta**

**MLS # A2260363**



**\$685,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.01 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	6-23-25-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

This fully developed home sits on 3 acres with double attached garage, treed backyard. 2 bedrooms up with main floor laundry. Large family room down. Plenty of room to build a shop. Breezeway between garage & house makes a great mud room. Quick possession.