



GRASSROOTS
REALTY GROUP

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

230054 Range Road 255
Rural Wheatland County, Alberta

MLS # A2260363



\$589,900

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

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

Inclusions: N/A

Set on a three-acre parcel, this fully developed traditional bungalow offers privacy, versatility, and room to expand. The home features stainless steel Whirlpool appliances and a functional layout ideal for everyday living. A double-detached garage is connected to the house by a breezeway that also serves as a practical mudroom. The main level includes two bedrooms and convenient main-floor laundry, while the fully developed basement provides a large family room—perfect for gatherings or quiet evenings at home. Outside, enjoy a tree-lined backyard, a storage shed, and open space with ample room to build a shop. Conveniently located with easy access to Highway 24 and Highway 901 for commuters to the city and surrounding areas. Quick possession available.