



GRASSROOTS
REALTY GROUP

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234075 Township Road 280
Rural Wheatland County, Alberta

MLS # A2263201



\$829,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,312 sq.ft.	Age:	1908 (117 yrs old)
Beds:	3	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	7.98 Acres		
Lot Feat:	Farm, Many Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-27-23-W4
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home		

Inclusions: n/a

Charming Victorian Acreage Retreat – Just East of Strathmore, AB Escape the city and embrace country living with this beautiful 2-storey Victorian home nestled on 8 acres of serene land, surrounded by mature trees for privacy and tranquility. Located just 20 minutes east of Strathmore and 60 minutes from Calgary, this property offers the perfect balance of peaceful seclusion and convenient access. Just one mile of gravel. Commuters Delight. Property Highlights. 42' x 60' metal shop. Spacious Victorian-style residence with timeless character Expansive 8-acre lot with room to roam, market garden, or expand as a business. Horses. Cattle. Dogs. Kennel Home Based Business's Large shop/outbuilding with gravel access – ideal for mechanics, hobbyists, or home-based businesses. In big shop, wood / waste oil heat, with portable propane, no insulation, dirt floor, but a large cement pad, I back corner of shop, 12ft x 12ft. 110 and 220 power, Oversize detached garage is insulated, toggle and groove ceiling, hard board walls, partitioned off work area, gas heat, full cement floor, 110, 220 power, and water supply Acreage is zoned to accommodate a second dwelling – perfect for extended family or rental income Property is fully serviced, Work-from-home ready with ample space and infrastructure “Drive a little, save a lot” – unbeatable value for the space and potential Whether you're looking to start a homestead, run a business from home, or create a multi-generational living space, this property offers the mechanism to make it happen. Owner is down sizing. Come see. Come Sigh.