

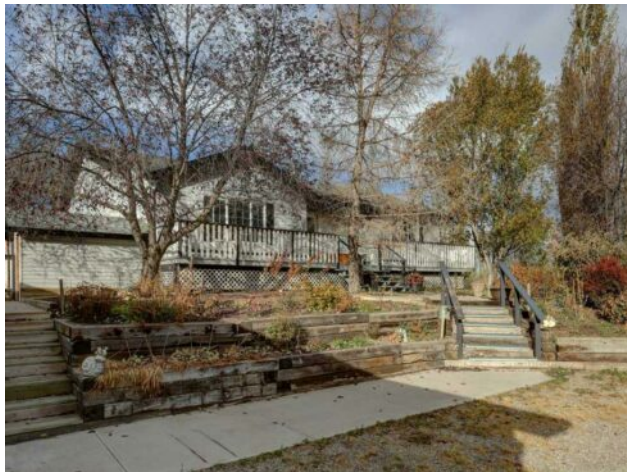


GRASSROOTS
REALTY GROUP

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235006 Highway 817
Rural Wheatland County, Alberta

MLS # A2271430



\$834,900

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,407 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached, Single Garage Detached | | |
| Lot Size: | 3.57 Acres | | |
| Lot Feat: | Dog Run Fenced In, Environmental Reserve, Gentle Sloping, Lawn, Low Maintenance | | |

| | | | |
|-------------|---|------------|---------------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 34-23-25-W4 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Storage | | |

Inclusions: water conditioner, Murphy bed, suite refrigerator, suite electric stove, suite dishwasher, murphy bed, 5 kennels, security system

Welcome to this beautifully maintained 1,400 sq. ft. bungalow perfectly set on 3.57 acres of gently rolling land, offering privacy, functionality, and exceptional versatility. Ideal for hobbyists, animal lovers, or those seeking extra space, this property is fully equipped and move-in ready. Step inside to a bright and welcoming main floor featuring ceramic tile flooring, a spacious living area, and a renovated 2017 kitchen showcasing gorgeous cabinetry, granite countertops, and excellent storage. The main level hosts 3 comfortable bedrooms, including a primary suite with a 4-piece ensuite, along with an additional 3-piece main bath. The lower level expands your living options with an illegal suite complete with its own private entrance, perfect for extended family or guests. The suite includes a full kitchen (2017), dining room, living room, bedroom, and LPV flooring throughout. A flex room with Murphy bed, a dedicated laundry room, and ample storage complete the basement layout. Outdoor spaces are a standout here. The property features an oversized detached double garage, a detached single garage, a shed, and 5 kennels with outdoor runs, plus an additional dog kennel and run with access directly into the home—a rare and valuable setup for dog enthusiasts or small-scale boarding. The yard is kept lush and green with a 5-zone underground irrigation system. Recent updates include roof shingles replaced on the house and garage approximately 5 years ago and a new septic tank installed about 2 years ago. Additional features include a central vacuum system and security system for peace of mind. With its excellent location, thoughtful upgrades, and impressive outbuildings, this property offers an exceptional opportunity to enjoy acreage living with room to grow. Don't miss your chance to make it yours!

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