



**GRASSROOTS**  
REALTY GROUP

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**230033 Township Road 224**  
**Rural Wheatland County, Alberta**

**MLS # A2275043**



**\$589,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.90 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** none

check out this 3 acre parcel with a 1224 sq.ft. bungalow and a heated 30 x 30 detached garage. This 4 bedroom 3 bath home is ready for a family has a large kitchen eating area with a sunken living room. There is a 16 x64 ft. storage shed. Amazing views with no close neighbors . With WID and adjacent land owner approval to supply water there is a dugout and irrigation system. Just 800 ft off of Highway 1 Just before Gleichen.