



234081 Range Road 253
Rural Wheatland County, Alberta

MLS # A2291967



\$1,199,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,602 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Quad or More Detached, RV Access/Parking		
Lot Size:	5.85 Acres		
Lot Feat:	Dog Run Fenced In, Gazebo, Landscaped, Lawn, Many Trees, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-23-25-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Tankless Hot Water		

Inclusions: pergola, gates at driveway, shoe cabinet, storage sheds

This is a HOUSE 7 MINUTES TO STRATHMORE, PRIVATE AND LOTS OF TREES!! This home has been completely renovated! Driving up you will notice the tasteful metal gates and paved driveway. The outside has new roof, hardy board, vinyl and metal siding as well as deck all within the last 3 to 4 years. The inside has all been redone in the last 3-4 years as well. Walking in you are welcomed by the most amazing entry way with built in coat and boot closets. There is a sink to scrub off before entering your beautiful country home. The kitchen is complete with tasteful cupboards and granite counters, gas stove, stainless appliances and a large dining area for the whole family. The living room has many windows with views and is spacious. There is main floor laundry, a fully updated 4 piece bath for the 2 junior bedrooms. The primary room was reconstructed and has a beautiful walk in shower with sink and toilet as well it will fit a king bed and has a door to your back yard currently a dog run. The lower is fully finished with another bedroom, large flex (family room), massive games room, another modern 4 piece bath, 2 storage rooms and more. This home also has hot water on demand, central air conditioning, a 30x40 shop waiting for your choice of over head door, the floor is newer concrete, insulation is done and most of the boarding. There is also a green house, a chicken coop and more. You will also enjoy your coffee on the east facing front deck. This home is not a mobile home it is a house.