



213037 TOWNSHIP ROAD 250
Rural Wheatland County, Alberta

MLS # A2295719



\$1,370,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,520 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	13.91 Acres		
Lot Feat:	Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	Private
Floors:	Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	33-24-1-W4
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	103
Foundation:	None	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: .

Enjoy the opportunity to live on an acreage with a Brand new Manufactured Home on it. 13.91 Acre gives the wide front access from range road to this rectangular parcel, that would generate the potential of subdivision (subject to county approval) equally to small parcels. Brand new Manufactured home with 3 bedrooms and 2 full bath, Master en-suite and walk-in closet, huge living room, Kitchen with dining area, New Stainless steel appliances. Detached garage is very old and ASIS. On the parcel some other dwellings are also included : storage shed, workshop, Garden shed covered with poly. Lots of Tree around, and idea; for Horse lovers, About an Hour drive from Calgary you will find an opportunity to subdivide, build another custom home and enjoy the country living.