



**254015 Township Road 240 Road
Rural Wheatland County, Alberta**

MLS # A2301594



\$899,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,139 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	36.97 Acres		
Lot Feat:	Farm		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	32-23-25-W4
Exterior:	Aluminum Siding	Zoning:	1
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	See Remarks		

Inclusions: N/A

Exceptional 36.97 acre Agricultural Small Holding parcel on paved Twp Rd 240, just SW of Strathmore. This high, dry land offers unobstructed mountain views and is zoned Country Residential—ideal for future development, a dream home, or hobby farm. Improvements include an older 14' x 64' mobile home with 11' x 24' addition, covered front porch, rear deck, 20' x 26' barn with stalls, corrals, outbuildings, and automatic waterer. Services in place: well with updated pump and pressure tank (2009), hot water tank (2000), and high-efficiency furnace (2019). Located near De Havilland Field, a major aircraft manufacturing facility in Wheatland County, and the Prairie Economic Gateway, a multi-billion-dollar trade and logistics corridor. A rare investment opportunity with strong future potential.