



234075 Township Road 280 Road
Rural Wheatland County, Alberta

MLS # A2301939



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,281 sq.ft.	Age:	1908 (118 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	7.98 Acres		
Lot Feat:	Lawn, No Neighbours Behind, Private, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-27-23-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Anything on the property as a possession day

Versatile acreage with exceptional potential just 1 mile off of highway 21 and 2 off Highway 9 this property offers the ideal set up for those looking to run a home base business or enjoy country living with room to grow. The property features a large shop with 110 & 220 power plus an additional oversize detached garage with insulation, gas, heat and concrete floor perfect for mechanics trades or hobbyists. Please note: 24 hours notice required for all showings as dogs will need to be removed from the property. All unconditional offers need to be received before May 1.