



GRASSROOTS
REALTY GROUP

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225004 222 TWP RD
Rural Wheatland County, Alberta

MLS # A2304583



\$619,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,478 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	5.04 Acres		
Lot Feat:	Level		

Heating: Forced Air, Propane

Water: Well

Floors: Carpet, Hardwood, Linoleum

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 18-22-22-W4

Exterior: Wood Frame

Zoning: AG Agriculture General

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, Open Floorplan

Inclusions: N/A

Welcome to this affordable and well-designed 3-bedroom home. The bright, open-concept main floor creates a warm, inviting space ideal for everyday living and entertaining, with a spacious layout that easily accommodates larger family gatherings. Enjoy the convenience of main-floor laundry and a thoughtfully designed kitchen and living area that flow seamlessly together, creating a welcoming heart of the home. The basement is already framed for future development, offering an excellent opportunity to expand your living space. Outside, with a double detached garage and several additional outbuildings—perfect for extra storage, workshop space, hobby use, or seasonal equipment. An excellent opportunity for first-time buyers and growing families in a welcoming community.