



**252054 Township Road 234 ( Glenmore Trail)  
Rural Wheatland County, Alberta**

**MLS # A2125445**



**\$1,800,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,806 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Triple Garage Detached		
<b>Lot Size:</b>	79.00 Acres		
<b>Lot Feat:</b>	Front Yard, Garden, See Remarks, Sloped, Treed		

**Heating:** Forced Air

**Water:** Well

**Floors:** Linoleum, Parquet

**Sewer:** Other

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 27-23-25-W4

**Exterior:** Wood Frame

**Zoning:** 1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, See Remarks

**Inclusions:** Fridge

First time on market! This awesome 79 acre parcel features a fully developed 4 bedroom home, triple detached garage and double detached garage. The home features large rooms, hallways, wide stair case lots of great space for your family. Land is in pasture and treed yard with large garden area and pond out front. There is 30 acres of permanent water rights. Bring the family and animals. Easy access just off Glenmore Trail. Please do not enter property without appointment.