



**255028 Township Road 240 Road
Rural Wheatland County, Alberta**

MLS # A2136837



\$1,180,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,168 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	40.05 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Pasture, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Slate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-24-25-W4
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks		

Inclusions: Iron Filter

AMAZING opportunity for Investors to BUY & HOLD! This 40 acres homestead located 2 mins south of Transcanada Highway, 10 mins west of the fast-growing town of Strathmore, 15 mins from Langdon, 20 mins east of Chestermere and MINS away from the recently approved De Havilland site projected to employ up to 4000 employees. This turnkey FARMHOUSE offers numerous opportunities for your family. Great location for a small animal farm, equestrian centre, home-based business-like storage facility, RV lot, mechanic shop and more. The bi-level home offers over 2200 sqft of living space, comes with 6 bedrooms, 2.5 bathrooms, large south facing 13 x 65 ft front deck and a 3-season covered living area 11 x 13 ft on the westside with fully functioning BBQ kitchen to enjoy the family dinners while drinking your favorite wine and watching the sunsets. Home comes with hardwood floors, large kitchen with moveable island, main floor laundry, amazing quiet family room with woodstove fireplace to relax in the basement. The majority 2/3 of the windows were installed in 2022 and NO issues with water pressure. The homestead located off paved TWP Rd 240 comes with 1020 sqft (30 x 34 ft) heated workshop/garage built in 2014 with 16 ft ceilings and 14 ft high double garage doors, with built in cabinets and workbench; A 352 sqft (16 x 22ft) shop, a 1610 sqft (30 x 48 ft) barn/livestock pens and another 710 sqft (20 x 35) out building. Upgrades - Enviro Septic System with 8 huts were installed in 2016, New bladder & Pressure Tank in 2021, Iron filter serviced & media replaced in 2022. The back (northside) offers 35 acres of hay for your livestock or additional \$10-15k yearly income. Very rare to find land that is this CLEAN from any garbage underground. The best of both worlds – country living within mins from all city amenities. To appreciate this incredible

property you must view it in person. Don't Miss Out and Call-to-view today!!