



GRASSROOTS
REALTY GROUP

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253080 A & 253080 B Range Road 182
Rural Wheatland County, Alberta

MLS # A2141886



\$888,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,614 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	10.44 Acres		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Garden, Gentle Sloping, Many Tr		

Heating:	Central, Fireplace(s)	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	22-25-18-W4
Exterior:	Vinyl Siding	Zoning:	1
Foundation:	Other	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

Rare opportunity! This 10+ arc farm has TWO detached houses and number of buildings on beautiful locations, 30 minutes driving from Drumheller and directly across from the Duck Lake Hall. One house is about 1,000 sqft with concrete foundation and another is 1,600 sqft manufactured house on a cinder block foundation. There are 3 separate highway and range roads entrance with pavement right to your driveway. There are two wired arch rib Quonsets have forced air unit heaters in them and concrete floor. There is plenty of sheds and rooms for chickens, duck, goose, turkey, sheep, cows and horses. Currently there are two separate very good family and tenant live there with \$5000+/month income with flexible month-by-month lease. They could move although they prefer to stay. Good to buy, good to live, and good to invest.