



242030 Range Road 235
Rural Wheatland County, Alberta

MLS # A2141977



\$2,537,400

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,841 sq.ft.	Age:	1909 (115 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	None		
Lot Size:	20.66 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, M		

Heating:	Baseboard, Boiler, Fireplace(s)	Water:	Well
Floors:	Hardwood	Sewer:	Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-24-23-W4
Exterior:	Cedar, Wood Frame	Zoning:	1
Foundation:	See Remarks	Utilities:	-
Features:	Central Vacuum, Crown Molding, No Animal Home, No Smoking Home		

Inclusions: Negotiable

This Heritage Homestead exudes vintage charm and pride of ownership. A tree lined driveway, replete with a delightful white picket fence reminiscent of days gone by, invites you to explore this 20 acre parcel. The main house boasts a magnificent veranda perfect for a relaxing break anytime of the day. This Heritage Home, nestled amongst a grove of mature trees & shrubs, boasts 7 bedrooms and has been used as a well-known Bed & Breakfast. Once inside, you step into a world of warmth & comfort. The many windows allow for an abundance of natural light to dance throughout the home. A unique feature of this home is the 2 staircases. The "main" staircase as you enter the front door & a "service" staircase from the kitchen to the 2nd floor. The hardwood floors, wide window casing & baseboards add to the charm of the home. A further stroll has you embracing the tranquility of the beautifully landscaped yard & garden oasis, irrigated from a spring-fed creek that meanders peacefully thru property. Yet to be discovered on your stroll is the Heritage hip roof barn, lovingly restored to its near original splendor by a master craftsman. Also included on the property -where charm meets convenience - is a cozy self-contained cottage. Additional outbuildings include a workshop, quonset and storage bins. This picturesque homestead is easily accessible making it the perfect location for weddings, corporate conferences, retreats, family reunions, and more. You are limited only by your imagination. Returning it to a private family home is always an option with lots of room to create a hobby farm with room for horses and a menagerie of critters of your choice.