



GRASSROOTS
REALTY GROUP

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244062 Range Road 251
Rural Wheatland County, Alberta

MLS # A2159745



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,757 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	28.37 Acres		
Lot Feat:	Environmental Reserve, Farm, Few Trees, Front Yard, Garden, Gentle Sloping		

Heating:	Forced Air, Natural Gas	Water:	Other, See Remarks, Well
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	26-24-25-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Cable at Lot Line, Cable, Electricity Paid For, Heating
Features:	Ceiling Fan(s)		

Inclusions: N/A

Awesome Acreage. Private. TREED. 28.37 Acres. Pasture lands and 7 Acres Hay. Fenced and Cross Fenced. Amazing Acreage 2 minutes North of Town of Strathmore. Property borders the Western Irrigation Canal. Surrounded by mature trees. VIEWS. Irrigation yard and garden contract. A very unique setting. House shows very well recently upgraded. Walkout Basement Developed. Bring your livestock horses, goats, and chickens. This Farm House. Bungalow is right for you and your family. Bright and Spacious Country Style Kitchen maple cupboards have 'soft close'. Large island and lots of counter space. Newer windows, shingles and siding.. Enjoy the large completed addition. Green Green Grass of HOME. Fruit Trees. Garden Area