

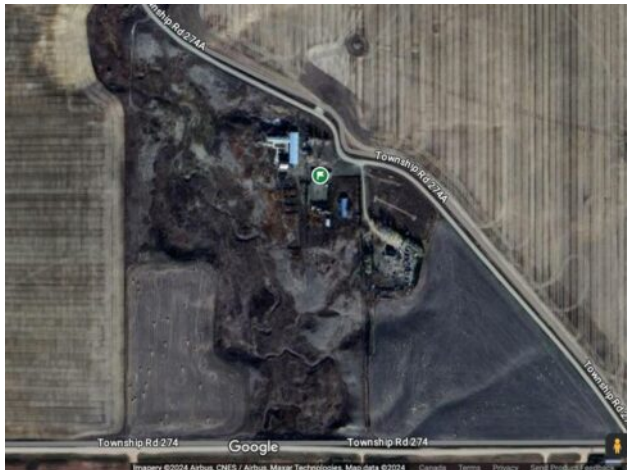


GRASSROOTS
REALTY GROUP

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274034A Range Road 243
Rural Wheatland County, Alberta

MLS # A2195038



\$628,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,601 sq.ft.	Age:	1913 (112 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	44.57 Acres		
Lot Feat:	Farm		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	27-27-24-W4
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

This expansive 44.57-acre property, nestled north of Nightingale, offers endless possibilities. Once a bustling dairy farm, the property still boasts a substantial 10,000 square foot barn, built circa 1940, and is complemented by a charming, well-maintained home. The versatile barn, with its impressive size, presents a prime opportunity for conversion into various commercial or agricultural ventures. The land is equipped with fenced corrals and a stock water supply, with potential for additional water sources. The 1,600 square foot main house has been thoughtfully updated, including a modern bathroom and a fully renovated plumbing system. The spacious kitchen features ample cabinetry, counter space, a walk-in pantry, and a cozy dining area. The inviting living room boasts built-in shelves and a picturesque view. A private master suite with an ensuite bathroom, three additional bedrooms, and a convenient main-floor laundry room complete the home's comfortable layout. Additional structures on the property include a 40x90 shop, a double garage, and a single garage. A second dwelling is also present but requires renovation. Enjoy breathtaking views from this exceptional property. Directions: From Strathmore, head north on Highway 817. Turn east onto Range Road 564, then north onto Nightingale Road. Continue to Township Road 274, turn east, and then left onto Range Road 243. The main house offers 1600 square feet of living space with character and modern updates, including a renovated plumbing system. It features a large kitchen, spacious living room, and a master bedroom with an ensuite bathroom. The property is fenced for livestock, with a stock water supply and potential for additional water sources. Enjoy stunning views from this historic property with ample space for various uses.

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