



GRASSROOTS
REALTY GROUP

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254009 Township Road 252
Rural Wheatland County, Alberta

MLS # A2200302



\$1,190,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,884 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	8.84 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	8-25-25-W4
Exterior:	Metal Siding , Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity		

Inclusions: N/A

Experience the best of countryside living with this stunning 1,884 sq. ft. bungalow, perfectly situated on 8.84 acres of serene land. This well-maintained home features 3 spacious bedrooms, 2 full baths, a bright kitchen, and a dining area with a patio door leading to the outdoors. The expansive living room is flooded with natural light through large SE-facing windows, creating a warm and inviting space. Enjoy seamless indoor-outdoor living with a wraparound deck, offering multiple access points from the master bedroom, mudroom, dining area, and front entrance. The property is a dream for hobbyists, farmers, or anyone needing space, featuring a newly built 80' x 40' shop with an overhead garage door, a barn, animal shelters, and ample storage. A triple car garage provides even more convenience. This incredible acreage offers endless possibilities—whether you want to keep animals, work on projects, or simply enjoy the peace and privacy of country life. Don't miss this rare opportunity!