



GRASSROOTS
REALTY GROUP

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255002 Range Road 241
Rural Wheatland County, Alberta

MLS # A2202318



\$2,200,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	2,204 sq.ft.	Age:	1970 (55 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	235.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Parquet	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	26-25-24-W4
Exterior:	Stucco	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	Bookcases, High Ceilings		

Inclusions: none

Nestled in the heart of the prairies , surrounded by mature trees you will find this quiet GEM...!! Situated in the County of Wheatland, this property is very commutable to Strathmore, Calgary and the Airport. It includes 235 acres with 50 acres of irrigation rights. Approx 205 acres cultivated with the balance pasture with water. A 2204 sq.ft. home with upgrades such as the bathrooms, furnaces, Hot water Tank and new septic. It has a 26x 32 shop and a Quonset.....