



**GRASSROOTS**  
REALTY GROUP

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**261043 Range Road 183**  
**Rural Wheatland County, Alberta**

**MLS # A2208267**



**\$735,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                |               |                   |
| <b>Size:</b>     | 1,888 sq.ft.   | <b>Age:</b>   | 1950 (75 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, RV Access/Parking                |               |                   |
| <b>Lot Size:</b> | 31.11 Acres  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Brush, Few Trees, Front Yard, Garden, Pasture |               |                   |

|                    |                            |                   |                             |
|--------------------|----------------------------|-------------------|-----------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | See Remarks                 |
| <b>Floors:</b>     | Carpet, Linoleum           | <b>Sewer:</b>     | Open Discharge, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -                           |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | 10-26-18-W4                 |
| <b>Exterior:</b>   | Cedar                      | <b>Zoning:</b>    | AG                          |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -                           |
| <b>Features:</b>   | Walk-In Closet(s), Wet Bar |                   |                             |

**Inclusions:** Gun Safe(bolted to wall) - office desks - pool table - kitchen and dining tables - 9000 backup generator ( in brown garage)

31 Acres with a solid 1985 Cedar A Frame Home that boasts 3 Bed and 3.5 bath. The main home is built with 2x8 construction and the concrete foundation with a 2x6 construction on the inside of the concrete foundation. Main floor has 2 bedrooms and 2.5 bath, large kitchen and dining area, with lots of counter and cupboard space with the custom oak cabinets throughout the home as well as an approximate 9'x18' screen room facing South. The large living room has a fireplace that was WETT inspected in 2024. The furnace and HWT was updated in 2015 and new asphalt shingles in 2017. The upper level is where you will find the master bedroom with 4 piece ensuite and large closet. In the basement is a large rec room area, wet bar as well as an office, cold storage and utility room. Outside you will find the Brown Detached garage, new roof in 2017 The garage is insulated and heated with infloor heat with its own HWT, the insulate door is approx. 16x8 and total space of the garage is approximately 24'x30'. There is a 9000 watt generator in the garage that is used as a backup generator that can feed power to the house. There is also a wood stove that was WETT inspected in 2024. The shop is approx. 40'x60' with a forced air NG heater, there is also a cold water tap, air compressor will stay, 220 volt and upgraded breaker box. Insulated with a concrete floor and a new tin roof in 2017. One roll up door approx. 16x12 and the other is approx. 10x12. The shop also has the hook ups to plug in a back up generator to power the shop and barn. The detached garage is 24x24, not insulated, has a concrete floor, two 8x8 insulated doors,(please note the walk thru door does not work)also new tin roof in 2017. The Property is not complete without the Big Red Barn 85'x35'x40' high. 3000sqft, power and

concrete floor with a cold water tap coming from a 2nd well as is the stock waterer. The barn received a facelift in 2021 with new paint and tin roof, prior to that, the barn roof was in poor condition and all that is left is to redo the floor of the loft as it had moisture coming in before roof was repaired. To the front and the back of the property is the creek that runs through, Seller had a good relationship with the neighbors and leased the pasture in the summer. A possible lease could be acquired by new buyer's which would allow summer grazing for 20-25 cow/calf pairs by just opening a gate. There is also 7 acres of water that has a water license on, for agricultural purposes(stock watering) Drumhellar is 25 mins, Strathmore 40 mins away.