



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

234075 Township Road 280 Road
Rural Wheatland County, Alberta

MLS # A2301939



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,281 sq.ft.	Age:	1908 (118 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	7.98 Acres		
Lot Feat:	Lawn, No Neighbours Behind, Private, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-27-23-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Anything on the property as a possession day

Versatile acreage with exceptional potential just 1 mile off of highway 21 and 2 off Highway 9 this property offers the ideal set up for those looking to enjoy country living with room to grow. The property features a large shop with 110 & 220 power plus an additional oversize detached garage with insulation, gas heat and concrete floor perfect for mechanics trades or hobbyists. Please note: 24 hours notice required for all showings, do not bring your pets if you must please leave them in the vehicle at all times while on the property. Property being sold AS IS, Any offer must be unconditional CASH only. Call your REALTOR® to discuss qualifications before booking a viewing.