



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

225074 Highway 561
Rural Wheatland County, Alberta

MLS # A2302586



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,105 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	8.03 Acres		
Lot Feat:	Back Yard, Environmental Reserve, Few Trees, Front Yard, Landscaped, Law		

Heating:	Forced Air, None	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-24-22-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected
Features:	Kitchen Island		

Inclusions: N/A

Home Sweet Home 8 Treed Acres. Fenced/Cross Fenced. Pasture. Wow. . Amazing 360 Degree Views. Original Homestead. Outbuildings, Barn and Detached Garage . Expansive Not Expensive. Paved to your Home Acreage Delight for Commuters.. Barn for Livestock. Fenced and Cross Fenced. True Hobby Farm. Gardener's delight. Cozy Bungalow. Newer Wheatland Crossing School K-12 is just minutes a 10 minute bus ride. Come See. Listen to the Quiet. Enjoy the Stars. Drive A Little Save A Lot. Invest in your horses and home....More affordable than board. Location. Location. Location. Bring your family. Multi Generational Options. 2 Homes. Additional Subdivision. Add your out buildings of choice. Large Shop. New Barn. All Decked Out 16.2x12.2