



233076 Range Road 245
Rural Wheatland County, Alberta

MLS # A2303772



\$735,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,889 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.05 Acres		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	19-23-24-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Other, Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)		

Inclusions: n/a

Set on 4 acres, this modular home with a spacious addition offers room to live, work, and grow. The main living area features vaulted ceilings with skylights in the kitchen, bringing in plenty of natural light. The kitchen offers generous cabinet and counter space and opens directly to a bright, comfortable living room—ideal for everyday living and entertaining. Step out from the kitchen onto the large deck, perfect for outdoor dining or taking in the surrounding space. The home includes 4 bedrooms and 2 full bathrooms, including a spacious primary bedroom with its own 3-piece ensuite. Outside, you’ll find a double detached garage along with a separate workshop, providing plenty of storage and workspace options. The wrap around deck gives views of Eagle lake all year long! Fenced and cross fenced. Recent updates include a new septic system and new shingles, new hot water tank- offering peace of mind for years to come. With plenty of room on 4 acres, this property offers flexibility for a variety of lifestyles—whether you’re looking for space, privacy, or room to expand. 2 garages one heated,