



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

225004 222 TWP RD
Rural Wheatland County, Alberta

MLS # A2304583



\$619,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,478 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	5.04 Acres		
Lot Feat:	Level		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-22-22-W4
Exterior:	Wood Frame	Zoning:	AG Agriculture General
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: N/A

Welcome to this affordable, well-designed 3+2 bedroom home. The bright, open-concept main floor creates a warm, inviting space ideal for everyday living and entertaining, with a spacious layout that easily accommodates larger family gatherings. Enjoy the convenience of main-floor laundry and a thoughtfully designed kitchen and living area that flow seamlessly together, creating a welcoming heart of the home. The basement is already framed for future development, offering an excellent opportunity to expand your living space. Outside, with a double detached garage and several additional outbuildings—perfect for extra storage, workshop space, hobby use, or seasonal equipment. An excellent opportunity for first-time buyers and growing families in a welcoming community.