



GRASSROOTS
REALTY GROUP

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244061 Range Road 251
Rural Wheatland County, Alberta

MLS # A2304720



\$799,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	3,063 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway, Oversized		
Lot Size:	10.23 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-24-25-W4
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Piling(s), Slab	Utilities:	Natural Gas Paid, Electricity Paid For, Phone Paid For
Features:	Beamed Ceilings, Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	, Irrigation pump (Pump house near canal, as-is), Irrigation lines (Uninstalled, in garage, as-is)		

The best of both worlds awaits on this beautiful 10.23-acre country property, offering privacy, space, and peaceful rural living walking distance from town. As you arrive, you'll be welcomed by a long tree-lined private driveway leading to a 3,000+ sf sprawling ranch-style home designed for comfortable main-floor living. Whether you're looking for room to grow, multi-generational living, space for hobbies, or a place to enjoy country life, this property delivers. The heart of the home is the spacious kitchen, updated with custom cabinetry, granite countertops, and plenty of workspace for family meals and entertaining. The adjoining dining area easily accommodates large gatherings, while the living room features vaulted ceilings and an abundance of natural light, plus the warmth of a freestanding gas stove. With 4 bedrooms and 2.5 bathrooms, there is plenty of room for family and guests. The primary bedroom includes a convenient 2-piece ensuite and walk-in closet. One bedroom is currently used as a home office, while another large bedroom features a built-in den or play area, making it a great space for children, hobbies, or study. An additional, secluded bedroom offers a private entrance, private 3-piece ensuite and dedicated hot water tank, making it ideal for extended family or guests. The massive games room provides endless possibilities for entertaining, recreation, or relaxing evenings at home. Outside, you'll find everything needed to embrace the country lifestyle. The property features fruit trees including apples, plums, and cherries, two chicken coops, multiple sheds, and plenty of room for gardens, livestock, toys, and outdoor activities. Zoned Agriculture, this property is fully fenced and ready for your hobby farm dreams! Additional improvements include newer windows throughout the home, a wraparound deck that allows you to enjoy views from every direction, a

detached, oversized double garage, and parking for vehicles, RVs, trailers, and equipment. This property has irrigation rights within the Western Irrigation District and is situated beside a canal (Water rights can be purchased on an annual basis.). If you've been dreaming of wide-open spaces, fresh country air, and a private acreage lifestyle without sacrificing convenience, this property is ready to welcome you home.