



253017 Range Road 224
Rural Wheatland County, Alberta

MLS # A2305027



\$950,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,490 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Front Drive, Gravel Driveway, I		
Lot Size:	27.89 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-25-22-W4
Exterior:	Vinyl Siding	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Crane and Exhaust fan in paint booth, Play Structure "as is"

Discover the perfect blend of privacy, space and functionality on this stunning 27.89 acre property, just 25 minutes from Strathmore AB. This spacious air conditioned 6 bedroom, 3 bathroom home offers comfortable family living surrounded by nature, with mature trees and breath taking east-facing views. Enjoy outdoor living with a covered west-facing deck off the dining room, making it ideal for evening sunsets. The oversized east-facing deck is perfect for morning coffee or watching the sunrise.

For the hobbyists, mechanics or entrepreneurs, the heated 40' x 80' Quonset/shop offers exceptional workspace or equipment storage. A private 1 bedroom 1 bathroom apartment is located above the paint booth room at the rear of the shop. With its own separate entrance it offers excellent potential for guest accommodations, rental income or extended family living.

Equipped for rural living, the property includes a detached heated double garage, animal shelter, sheds and perimeter fenced pasture for grazing. The landscaped yard surrounding the home is fully fenced offering privacy and security and features dedicated children's play structure along with a separate dog run/kennel, ideal for families and pet owners alike.

Located on a quiet gravel road only a short drive to Standard. Kids can catch the bus at the end of lane and attend the newer K-12 public School just minutes away. Standard offers convenient amenities and a quaint grocery store. This is a rare opportunity to own a versatile acreage with endless potential in a serene natural

setting.