



232080 Range Road 250
Rural Wheatland County, Alberta

MLS # A2306592



\$825,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,653 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	6.00 Acres		
Lot Feat:	Few Trees		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	13-23-25-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	Propane
Features:	Ceiling Fan(s)		

Inclusions: NA

Acreage Living – Just 15 Minutes South of Strathmore on a dead end road! Escape to the peace and privacy of country living with this fantastic 6-acre property split across TWO TITLES— 3 acres each! Whether you’re looking to enjoy the full space, create a multi-family setup, or sell off the additional parcel, the possibilities here are endless. The property features a well-laid-out 3-bedroom, 2-bathroom mobile home offering both comfort and functionality. Inside, you’ll love the bright open concept design with two separate living areas—ideal for families needing extra space, a home office, or even a roommate setup. Cozy up with the wood-burning stove, adding warmth and charm during cooler months. The primary bedroom includes a 4-piece ensuite (shower and separate tub), with walk-in closet with two additional bedrooms for family or guests. Step outside and take it all in: Two spacious decks perfect for relaxing or entertaining, a Quonset (25’ x 50’) and two sheds for all your storage or hobby needs, Partially fenced land. Stunning open views in every direction, with a view of Eagle Lake. The second 3-acre parcel offers bare land with some fencing already in place—a fantastic opportunity for future development, investment, or resale. If you’ve been dreaming of acreage living with flexibility and potential, this property checks all the boxes. Don’t miss your chance to own a slice of country paradise!