



**232080 Range Road 250**  
**Rural Wheatland County, Alberta**

**MLS # A2306592**



**\$725,000**

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

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

**Inclusions:** NA

Acreage Living &ndash; 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&ndash; 3 acres each! Whether you&rsquo;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&rsquo;ll love the bright open concept design with two separate living areas&ndash;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&rsquo; x 50&rsquo;) 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&ndash;a fantastic opportunity for future development, investment, or resale. If you&rsquo;ve been dreaming of acreage living with flexibility and potential, this property checks all the boxes. Don&rsquo;t miss your chance to own a slice of country paradise!