

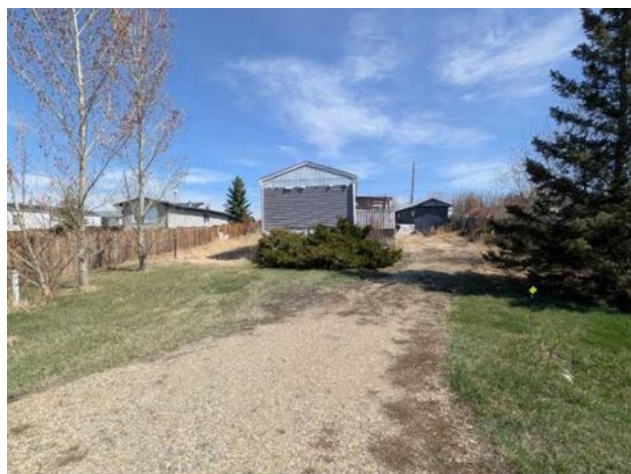


GRASSROOTS
REALTY GROUP

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**312 Christian Avenue
Standard, Alberta**

MLS # A2306866



\$279,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	No Neighbours Behind, Pasture, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: All goods sold "As is where is"

Welcome to this exceptional opportunity to secure a 9,750 square foot double wide lot with 75 feet of frontage in the quiet village of Standard. With no fees and full land ownership, this property offers significant value for buyers looking to invest, redevelop, or build equity. The property features rear alley access, allowing for future garage development and offers ample space for RV parking, additional structures, or redevelopment options (subject to municipal approval). Multiple storage sheds are included. Located steps from a walking path, the lot benefits from open views at both the front and back, providing a desirable setting within the community. Standard is a quaint rural village in Wheatland County, offering essential amenities including a grocery store, bank, daycare, post office, and recreational facilities. Wheatland Crossing School (K–12) is approximately 5 minutes away and Calgary is within a comfortable commuting distance (approx. 80 km). The property is being sold as-is, where-is. A strong opportunity for investors, builders, or buyers looking for a large, affordable lot with future potential.