



**242039 Range Road 261  
Rural Wheatland County, Alberta**

**MLS # A2309315**

**\$750,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Front Yard, Garden, Irregular Lot, Many Trees, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-24-26-W4
<b>Exterior:</b>	Veneer, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Other
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located in the peaceful countryside of Wheatland County and only about 9 km from the town of Strathmore, this charming acreage offers the perfect balance of privacy, space and convenience. Set on approximately 3 acres with many mature full-size trees surrounding the property, this is the kind of setting where you can truly relax and enjoy country living. The bungalow features a warm and inviting main floor with a spacious living room highlighted by an electric fireplace, creating a cozy atmosphere for family gatherings or quiet evenings at home. The kitchen offers plenty of cabinetry along with a functional island that provides extra prep space and casual seating. The main level also includes the primary bedroom, a second bedroom and a 4 piece bathroom. Downstairs, the partly finished basement adds additional living space with a large family room, recreation area, third bedroom, laundry room and ample storage. The 2 piece bathroom has room and potential to be converted into a 3 piece bathroom for added convenience. Step outside and enjoy the beautiful outdoor living spaces with both a deck and patio area, ideal for morning coffee, summer BBQs or simply taking in the peaceful surroundings. The triple detached garage provides outstanding space for vehicles, toys, tools or a workshop setup. The property is serviced with a strong well and septic system, offering the comforts of country living with the practicality you need. Whether you are looking for room for the family, space for hobbies, or simply a quieter lifestyle close to town, this picturesque acreage offers incredible opportunity and endless potential.