



GRASSROOTS

REALTY GROUP

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**Range Road 244 Township Road 250
Rural Wheatland County, Alberta**

MLS # A2311452

\$525,000



Division: NONE

Lot Size: 5.08 Acres

Lot Feat: -

By Town: Strathmore

LLD: 4-25-24-W4

Zoning: RC

Water: Well

Sewer: -

Utilities: -

This exceptional private, bareland property provides flexible land use with ample space to design a custom home, dream shop, or multigenerational retreat. The water well has already been drilled with excellent flow, adding incredible value and convenience. Enjoy all the beauty and views of prairie Alberta at a more affordable price point while investing in Alberta's growing corridor. Create your own private lifestyle escape just 45 minutes from Calgary and only 15 minutes to Strathmore. An incredible opportunity to secure land, lifestyle, and long-term potential.