



**242041 Township Road 262  
Rural Wheatland County, Alberta**

**MLS # A2318470**

**\$525,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	6.46 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	10-26-24-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Soaking Tub		

**Inclusions:** gas heater, storage trailer, shed

Situated on 6.46 beautiful acres bordering the canal, this property offers a stunning setting with rolling hill view, mature surroundings, and pavement right to the driveway. Whether you're dreaming of a custom home, hobby farm, or country retreat, the location and landscape provide an incredible foundation for your vision. The existing double-wide mobile home is in poor condition. Spacious 60x30 newer heated shop, offering excellent space for storage, projects, equipment, or future construction needs should you plan to build. Opportunities like this are becoming increasingly difficult to find. Enjoy the peace and privacy of acreage living with the convenience of paved access and a truly picturesque setting. Bring your plans, your builder, and your imagination.