



GRASSROOTS
REALTY GROUP

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233075 Range Road 245
Rural Wheatland County, Alberta

MLS # A2327627



\$609,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,090 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Covered, RV Access/Parking, Triple Garage Detached		
Lot Size:	3.70 Acres		
Lot Feat:	Low Maintenance Landscape, Private, Triangular Lot		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	No Smoking Home

Water:	Well
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	20-23-24-W4
Zoning:	CR
Utilities:	-

Inclusions: Utility Trailer (black), 2017 Troy Built riding lawnmower, Shelving Units in Garage

PRICED TO SELL! Enjoy peaceful country living with stunning views of Eagle Lake from this fully cross-fenced 3.7-acre acreage, offering the perfect blend of comfort, functionality, and rural charm. Whether you're looking for a hobby farm, horse property, space for equipment and recreational vehicles, or simply a quiet country retreat, this versatile property is ready to accommodate your lifestyle. The 1,090 sq. ft. home features a new roof and furnace, a bright, open-concept layout with 3 bedrooms, 2 full bathrooms, a spacious living room, functional kitchen, and convenient laundry area. Large decks at both entrances provide the perfect place to enjoy your morning coffee, entertain guests, or take in the beautiful lake views and peaceful surroundings. Designed with livestock and acreage living in mind, the property includes corrals, an automatic horse watering trough and fully fenced pasture areas. The impressive 25' x 36' metal shop features power, a concrete floor, and a large overhead door, making it ideal for projects, equipment storage, vehicles, or a workshop. In addition to the shop, there is a detached single garage with an attached office space, providing excellent flexibility for storage, parking, a home-based business, or hobby use. A massive 40' x 60' covered shed adds exceptional value and versatility, offering ample room for hay, RVs, trailers, boats, farm equipment, recreational vehicles, or additional covered storage. RV owners will appreciate the thoughtfully designed setup, including a wind fence for protection, a 50-amp RV hookup for your own trailer or motorhome, and an additional 30-amp hookup for guests. Clean, functional, and move-in ready, this acreage combines lake views, excellent infrastructure, multiple outbuildings, and practical amenities that are increasingly difficult to find. Whether you're looking to start a hobby farm, accommodate

horses, store recreational equipment, or simply enjoy the peace and privacy of country living, this property offers outstanding value and endless potential.