



GRASSROOTS
REALTY GROUP

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241053 Highway 24
Rural Wheatland County, Alberta

MLS # A2330607



\$2,500,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,993 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	37.31 Acres		
Lot Feat:	See Remarks, Treed		

Heating:	Forced Air	Water:	See Remarks, Well
Floors:	Carpet, Ceramic Tile, Laminate, Tile, Vinyl Plank	Sewer:	Holding Tank, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-24-26-W4
Exterior:	Cedar	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: In clubhouse - dishwasher, stove, fridge, washer/dryer

Great investment property on 37 acres with direct Highway access. With 4 shops, 1369+ sq ft 5 bedroom home. 2 water wells, 25 acres hay. Over 13000 sq. ft. of shops on this property include- Parts shop 30x40x10 heated and insulated. Blue/White East Shop front is 30x70x16 & back is 30x34x16 (wall between can be removed.) in-floor heat & plumbing. Blue NW shop-Clubhouse 30x40x12 bedroom, kitchen, 3pc bathroom and lounge with single attached garage. Red shop 42x100x18 with in-floor heat/lunch room/ radiant heat/ 14 ft overhead door, 26x50x14 , 32x50x14 14 ft overhead door/2pc bathroom with roughed in shower. All spaces are tenant occupied.