



GRASSROOTS
REALTY GROUP

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250082 Range Road 230
Rural Wheatland County, Alberta

MLS # A2333204



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,235 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	5.00 Acres		
Lot Feat:	Level, Open Lot		

Heating:	Forced Air, Natural Gas
Floors:	Other
Roof:	Metal
Basement:	Full
Exterior:	Other
Foundation:	Wood
Features:	Built-in Features

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	1-25-23-W4
Zoning:	CR
Utilities:	-

Inclusions: N/A

Escape to the tranquility of country living on this exceptional **5-acre property located at 250082 Range Road 230**. This spacious bungalow offers **over 2,400 sq. ft. of living space, three bedrooms, and one-and-a-half bathrooms**, providing plenty of room for comfortable family living. Offering the perfect blend of open space, privacy, and rural charm, the property features several important upgrades, including a **metal roof approximately 10 years old, new weeping tile, a new hot water tank, a new water well lift pump, and a new septic pump**. Conveniently located within an easy drive of Calgary and Strathmore, you can enjoy the serenity of country living without sacrificing access to everyday amenities. Whether you are seeking a family acreage, hobby farm, recreational retreat, or long-term investment, this versatile property offers endless possibilities in a desirable rural setting. Don't miss this rare opportunity to own your own piece of the Alberta countryside.