



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

222001 Range Road 225B
Rural Wheatland County, Alberta

MLS # A2339558



\$480,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,539 sq.ft.	Age:	1937 (89 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	10.00 Acres		
Lot Feat:	Garden, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Hardwood, Laminate, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-22-22-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	CR-Country Residential /
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Natural Woodwork		

Inclusions: N/A

If you're looking for space, privacy and a little piece of Alberta history, this 10-acre property offers plenty of potential. Located approximately 20 minutes east of Strathmore, in the triangle between Highway 901 and the Trans-Canada Highway, the property is conveniently situated at the corner of Township Road 222 and Range Road 225B. The charming 1937 farmhouse retains its original character, featuring beautiful large casings, crown moulding and plenty of old-fashioned charm. The upper level offers two large bedrooms, including the primary bedroom with an adjoining office or dressing room, plus a full bathroom and laundry conveniently located on the same floor. Outside, the 10 acres offer plenty of room for animals, recreation and country living. The property includes a garage, horse shelters with year-round watering troughs (heated) and a large, fenced yard ideal for dogs and other pets. A great opportunity for a horse-loving family looking for acreage and rural lifestyle within easy reach of Strathmore. The property consists of three titles, offering flexibility and opportunity for the next owner.