



GRASSROOTS
REALTY GROUP

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242041 Township Road 262
Rural Wheatland County, Alberta

MLS # A2340362



\$480,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,265 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	6.46 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn		

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

Inclusions: Garage furnace.

Here is your opportunity to secure 6.46 acres in Wheatland County. With pavement right to the driveway, beautiful rolling views, mature surroundings and the canal bordering the property, the setting is breathtaking. A major advantage is the newer 60' x 30' heated shop already in place, giving you valuable space for equipment, vehicles, projects and storage from day one. For buyers looking to build, much of what makes an acreage desirable is already established: land, privacy, utilities, access, a beautiful setting and a substantial shop. The existing double-wide mobile home remains on the property and requires updating, allowing buyers to determine how it may fit into their future plans. Whether your vision is a custom country home, hobby acreage or simply more space to live and work, this property offers the room and setting to make it happen.