



GRASSROOTS
REALTY GROUP

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232080 Range Road 250
Rural Wheatland County, Alberta

MLS # A2341114



\$669,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,653 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	6.00 Acres		
Lot Feat:	Few Trees		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	13-23-25-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	Propane
Features:	Ceiling Fan(s)		

Inclusions: NA

Here's an acreage that gives you something increasingly hard to find — space, flexibility and options for the future. Situated on 6 acres consisting of TWO separate 3-acre titles, this property opens the door to so many possibilities. Keep the entire 6 acres to enjoy for yourself, or start planning that dream home while living comfortably in the existing 2006 mobile. With two titles already in place, the potential here is worth a closer look! The 2006 mobile home offers a spacious and functional layout with 3 bedrooms, 2 bathrooms and TWO separate living areas. The living room and family room provide plenty of room to spread out and create an ideal setup for families, teenagers, a roommate, or simply having separate spaces to relax and entertain. A wood-burning stove adds warmth and country charm. The kitchen offers loads of cupboards and counter space along with a comfortable dining area for everyday meals and gatherings. The generous primary bedroom easily accommodates a king-size bed and features a walk-in closet and large private ensuite. Two additional bedrooms and a second full bathroom complete the home. Outside is where acreage living really shines. With north- and south-facing decks, you can follow the sun, take in the peaceful prairie views and enjoy those big Alberta skies from morning to evening. Need storage? You've got it! A Quonset(25' x 50') provides plenty of room for vehicles, recreational toys, equipment or projects, plus there are two additional sheds for even more storage. Located 15 minutes south of Strathmore and easy access to Calgary. Only about 1.5km of gravel! But the real standout is the land — 6 ACRES ON TWO SEPARATE 3-ACRE TITLES. Bring your ideas because the sky really is the limit here. Enjoy it exactly as it is, create the acreage lifestyle you've been dreaming

about, or explore the possibility of building your dream home while living on-site. Space to live. Room to grow. Two titles and a whole lot of possibility — this is acreage living with options!