



GRASSROOTS
REALTY GROUP

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232003 Range Road 242
Rural Wheatland County, Alberta

MLS # A2346012



\$550,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,050 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Attached Carport, Garage Door Opener, Heated Garage, Insulated, Oversized		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	14-23-24-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: TV and furnace in garage, ceiling fan, ceiling fan in garage, fridge in garage, 3 wood boxes, 2hydrants, electric fireplace and wardrobe in mudroom, 2 TV mounts in house, microwave

An opportunity to make acreage living a reality! Location Location plus no gravel! Situated on 3 acres near the hamlet of Namaka minutes Strathmore with beautiful prairie and lake views, this property offers the space, setup and outbuildings to start enjoying country life right away. The cozy 3 bedroom, 1 bathroom mobile home offers a manageable footprint with a large entry that provides plenty of room for boots, coats and everyday acreage gear. Outside is where this property really shines. Horse lovers will appreciate three horse shelters, each with fenced areas, while a small playground adds another great use of the outdoor space. There is also a large heated shop with a second attached shop/barn featuring a dirt floor, plus an additional covered area for equipment, storage or projects. With plenty of usable outdoor space, established animal areas, versatile outbuildings and wide-open prairie views, this is a great opportunity to get your foot in the door of acreage ownership without the typical acreage price tag.