



GRASSROOTS
REALTY GROUP

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224065 Range Rd 262
Rural Wheatland County, Alberta

MLS # A2349664



\$639,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,184 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	5.00 Acres		
Lot Feat:	Corners Marked, Level, No Neighbours Behind, Pasture, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	26-22-26-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: 200 amp service

Say hello to 5 acres of freedom and the cutest little start to your rural-living dreams. This adorable manufactured home is full of character and thoughtful updates, making it a great starter acreage for anyone ready to trade city life for a little more space, peace and possibility. Inside, you'll find new flooring, new appliances, a new hot water tank and fun wallpaper that gives the home so much personality. Plus, some of the biggest rural essentials are already taken care of with a brand-new well and septic system. Outside is where the possibilities really open up. Build a shop, plant a garden, add outbuildings, let the kids run, collect farm-fresh eggs or finally get that mini Highland cow you've been talking about. Spend your days watching prairie sunrises and sunsets and your nights under the stars. Whether you're dreaming of a hobby farm, looking for an affordable way into acreage living or simply craving more room to breathe, this sweet property is full of potential and ready for its next chapter.