

251017A & B Range Road 245
Rural Wheatland County, Alberta

MLS # A2226804



\$998,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,058 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	12.21 Acres		
Lot Feat:	Landscaped, Lawn, Pasture, Rectangular Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-24-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

DISCLOSURE: The five bedrooms and three bathrooms are shared between both homes. See RMS in the Documents Tab for floor plans and measurements of both homes: The main home has two bedrooms and one bathroom (plus one roughed-in bathroom in the basement). The modular home has three bedrooms and two bathrooms **TWO-HOME ACREAGE WITH A LARGE SHOP, 10-MINS NE OF STRATHMORE.** This 12.2-acre, well-treed, cross-fenced property features not one, but two homes and is ideal for horse lovers, with five rail-fenced pastures, two shelters, and two automatic stock waterers. Each home has its own private driveway with large trees separating the two homes for privacy, log gate entry. The main home is a recently renovated 2-bedroom, 1-bath bungalow with a bright open-concept kitchen/living/dining layout, featuring quartz countertops, stainless steel appliances (gas stove). The white custom kitchen cabinetry offers loads of storage with soft-close cupboards/drawers/pantry. Large windows allow for plenty of natural light. All main floor windows have remote open/close Hunter Douglas blinds. The basement has loads of potential, including a roughed-in bathroom. New central air (2025). Septic tank and furnace replaced (2024). Well pump replaced (2023). Main home has two decks (one large wrap-around deck in back and one smaller deck out front). Roof re-shingled (2021). The second home is a 3-bedroom, 2 full-bath modular home, perfect for rental income/mortgage helper OR making this a two-family property. Open-concept kitchen/living/dining layout. Includes fridge/stove/DW/WD and upright freezer. New hot water tank (2024). Roof re-shingled (2021). The modular home has three decks and a shed for additional storage or workshop. The large 40 x 80 x 20 shop has two 14-foot overhead

doors and two man-doors. The shop sits on cement pony walls and is roughed-in with plumbing for water/sewer. The shop also has a 30-amp RV plug-in, numerous overhead lights and plenty of electrical outlets. Lightning protection is installed on the roof. Beside the shop are two sheds and a hitching post, ideal for a tack room or convert one shed to a chicken coop.