

250043 Range Road 255  
Rural Wheatland County, Alberta

MLS # A2279877



**\$1,290,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	None		
<b>Lot Size:</b>	50.67 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Low Maintenance Landscape, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	5-25-25-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** Kohler generator hard wired to Natural Gas. If wanted, chest freezer, upright piano

Prairie Panorama. Stunning sunrise and sunset views from a gentle rise on 50.92 acres bordered by an irrigation canal. The 1284 sq ft bright open concept bungalow offers 3 bedrooms and 2 bathrooms upstairs, including an ensuite with a two-person jetted tub. A gas-fireplace living room and a combined kitchen/dining area open to both front and back decks. The fully finished walk out basement adds a large family room, an additional bedroom, an office, a full bathroom, and a generous storage room. The landscaped yard features an irrigation system, mature fruit trees and berry bushes, terraced beds, and a water feature. Outbuildings include a 30 X 40 sq ft Quonset with water hydrant, 4 box stalls with mats, and a concrete-front shop area. The land is fenced and cross fenced with two automatic waterers, two corrals, a round pen, three horse shelters, and three storage sheds, one used as a tack shed beside the hitching post. Annual lease income of approximately \$4075. An additional 5.67 WID acres are part of the fenced pasture. The pasture includes a fenced dugout suitable for stocking trout, and parts are on hand to repair the aerating windmill. A man-gate connects the front pasture to the installed culvert under the canal road, with a trenched hose leading to the yard for future irrigation expansion. Ride, hike, bike out along the canal. A natural gas Kohler generator automatically provides whole-property back up power. Subdivision potential exists. Location advantages: 10 minutes to Strathmore, 13 minutes to De Havilland field, 30 minutes to Calgary.