

**241037 Range Road 241
Rural Wheatland County, Alberta**

MLS # A2249685



\$2,300,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,920 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, RV Access/Parking		
Lot Size:	10.75 Acres		
Lot Feat:	Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Treed, Under		

Heating:	Forced Air, Hot Water	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	12-24-24-W4
Exterior:	Cement Fiber Board	Zoning:	IG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Natural Woodwork, Skylight(s), Wet Bar		

Inclusions: Shelving in the Quonset Storage Room, 22 panel Solar System, Shed, Chicken/Duck Coop.

County Lifestyle and Income Potential! This unique 10.75 acre property offers the County Living and Business Opportunity. Nestled among mature trees and minutes from Strathmore, this unique A-frame home features, over 3000 sq.ft of living space, 4 bedroom, 3 bath, spiral staircase, bonus room over looking the living room and private primary suite with built-in dressers and balcony. Main floor offers a spacious kitchen, dining, sunken living room with a rock gas fireplace & wet bar, plus laundry and 2 bedrooms with private decks. A wrap around deck off the kitchen and living room offers extra storage underneath and plenty of space to enjoy the country views & outdoors. The walk-up basement is fully developed with a large rec/games room, flex room, bedroom and plenty of storage space, adding comfort & functionally. Upgrades include, hardy board siding, metal roof, skylights, windows and patio doors. Nicely landscaped yard with underground sprinkler system, mature trees, fruit trees & bushes, garden & fire pit area, chicken/duck coop, shed, pump house, and access to the water canal. 40x80 heated Quonset with mezzanine, designed with versatile in mind, offers 3 bays, in-floor heat front & rear bay, middle bay workshop, workbench, sink with cold water, forced air heat, storage room with shelving and utility room, with plenty of room for tools, supplies and year round projects. The 12ft garage door provides easy access for large equipment, RVs or recreational vehicles and the mezzanine offers extra storage. Upgrades include metal man door & garage doors. Plus, a 22 panel Solar Power System. Five acres are set up as a Turnkey RV Storage business, accommodating up to 200 units with fencing and separate entrance. Access to the canal water makes irrigation simple. Whether you're seeking a private acreage, retreat close to town, a versatile shop

space or a ready to go income property, this Acreage delivers all!