

234082 Rge Rd 264  
Rural Wheatland County, Alberta

MLS # A2241662

**\$698,500**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide	
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b> 1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Off Street, RV Access/Parking	
<b>Lot Size:</b>	15.34 Acres	
<b>Lot Feat:</b>	Other, See Remarks	

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	29-23-26-W4
<b>Exterior:</b>	Metal Siding , Vinyl Siding	<b>Zoning:</b>	AG Agriculture General Mu
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	3 Sheds		

Rare opportunity to own over 15 acres of flat land in Wheatland County. This property features a three Bedroom 16' x 72' Mobile Home with central Air Conditioning, Forced Air Furnace and recent Shingles. A spacious 60' enclosed Porch has screened Windows with removable framed plastic inserts, perfect for relaxation and entertainment provides a convenient outdoor space. Three Sheds are included. This Property is located on Rge. Rd. 264, making it an ideal spot to build your Dream Home. The existing Mobile Home offers a convenient place to stay while you "plan and build". Only 25 Minutes to Calgary City Limits via Glenmore Trail and Highway #1.