

**242044A Range Road 224
Rural Wheatland County, Alberta**

MLS # A2250278



\$1,199,000

Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,924 sq.ft.	Age: 1985 (41 yrs old)
Beds:	4	Baths: 2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Side, Heated Garage	
Lot Size:	146.89 Acres	
Lot Feat:	Lake, Pasture	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-24-22-W4
Exterior:	Aluminum Siding , Wood Frame	Zoning:	Ag
Foundation:	Piling(s)	Utilities:	Electricity
Features:	See Remarks		
Inclusions:	N/A		

Lots of opportunity here to make this diamond in the rough come together to once again create a top notch horse training facility! This 146 ACRE property is only a short 10 minute drive East of Strathmore/ 35 minutes East of CALGARY and only 3 miles away from the new K-12 Wheatland Crossing School, and OFFERS 1) 240'X102'INDOOR RIDING ARENA with a tack room,wash rack,3 piece bathroom, and a small studio apartment. 2) ATTACHED BARN off of the arena with 8 large box stalls,tack room,sheoing area,feed room, and 220 wiring. 3) 1985 built modular bungalow with an addition and an oversized heated double attached garage. 4)A 711ft2 A-FRAME with 1 loft bedroom and a 3 piece bathrooom/kitchen/living room with a wood stove and in floor heat. 5) EXTENSIVE CORRAL/PADDOCK SYSTEM with 14 covered turnout pens with 7 waterers, as well as a chicken coop and tool shed. 6) 2 drilled water wells,3 septic systems, 4 dugouts, a small lake and the Western irrigation canal runs through the property(no water rights) . There are nice views and riding paths along the canal and a 1/2 mile private driveway to the buildings that helps insure privacy and livestock/pets security. Lots of work/tlc is required.