



## 204069 Township Road 262 Rural Wheatland County Alberta

\$1,000,000

35 Acres. Private Pond/Lake 11 Acres for Recreation kayaking and water activities. 13 acres of cultivated grain land. Homestead Property. Portion Zoned AG. 2 Water Sources. Drilled Wells. 3 Hydrants. 220 electrical service for RV SITE. 2 Quonsets. Treed. Land is Grass and pasture. Just 1 hour to Calgary, 30 minutes Strathmore and or Drumheller. This property will check all your boxes. Hobby Farm. Horses. Cattle. Organic Opportunities. Gardening. Workshop. Garage. Chicken Coop. Numerous Outbuildings, concrete floors, power, Bring your Family. Option for a 2nd Dwelling, Man Cave. Opportunity. Pasture. This Quaint Farm awaits you. You'll want to saddle right up when you see this spread. You'll love the amazing Views. Workshop +Double Detached Garage. Grass/Pasture. Green Green Acres. Original Family Homestead Lands. Grass. Bungalow Home Sweet Home. Country Charm. Good usable basement. 4 Bedrooms. 2 Bathrooms. Commuters Dream. Looking for a home with history. Magical. Consider a 1900's homestead upgraded and maintained nestled off the road. All modern conveniences mingled with the quaint Early Canadian touches you will adore. Live the way you've always wanted to. Giving your family the chance to garden, raise animals, know nature's ways. Live off the Land. Come see this delightful Acreage. Enjoy the stars, listen to the birds. Priced to Sell. Central location. Pride of Ownership. Will Not Be Replaced at this PRICE. Move in Now....Free Horse BOARD. Bring your Livestock .2 Quonsets. Treed with paths for Quads, Snowmobiles, Great Recreational Property. Minutes to Severn Dam Reservoir. Year-Round Recreational Property. Views, private. Central Location between Strathmore and Drumheller. (id:6769)

1pc Bathroom 3.75 Ft x 3.25 Ft

2pc Bathroom 5.25 Ft x 7.33 Ft

Bedroom 12.50 Ft x 9.83 Ft

Laundry room 8.67 Ft x 8.92 Ft

Recreational, Games room 19.42 Ft x 30.25 Ft

Storage 8.42 Ft x 8.33 Ft

Furnace 7.75 Ft x 5.75 Ft

Furnace 5.67 Ft x 4.75 Ft

4pc Bathroom 6.58 Ft x 7.50 Ft

Bedroom 10.83 Ft x 7.92 Ft

Bedroom 8.92 Ft x 10.50 Ft

Dining room 19.00 Ft x 10.33 Ft

Kitchen 9.08 Ft x 8.17 Ft

Living room 19.00 Ft x 16.75 Ft

Primary Bedroom 14.08 Ft x 9.92 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

<https://www.debbiemitzner.ca/>



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