



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

241037 RGE RD 241
Rural Wheatland County, Alberta

MLS # A2283650



\$2,200,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,920 sq.ft.	Age:	1977 (49 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:	Full	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

Country Lifestyle with Income Potential! Set on 10.75 acres, this unique property offers Country Living and RV Storage Business Opportunity. Nestled among mature trees and minutes from Strathmore, this unique A-frame home features over 3300 sq.ft. of living space, 4 bedroom, 3 baths, spiral staircase, cedar wood, skylights & large windows that enhance natural light and views. Main floor offers a spacious kitchen, dining, sunken living room, wet bar, rock facing gas fireplace and large windows invite natural light, creating a warm and inviting living space. Plus, laundry and 2 bedrooms with deck access. The wrap around deck off the living room & kitchen offers plenty of space to enjoy the outdoors & views of the surrounding countryside. Upstairs, the loft bonus room overlooks the living room, while the primary suite offers built-in storage, a 3 pc ensuite and a private balcony. The walk-up basement is fully developed with a large rec/games room, flex room, bedroom and storage room. Ideal for family living or entertaining! Upgrades include, hardy board siding, metal roof, skylights, windows and patio doors. Nicely landscaped yard with mature trees, fruit trees & bushes, garden & fire pit area, chicken/duck coop, shed, pump house and underground sprinkler system and with access to the water canal makes irrigations simple. 40x80 heated Quonset with mezzanine, is designed with versatile in mind, with 3 bays, in-floor heat front & rear bay, middle bay workshop, workbench, sink with cold water, forced air, storage room, utility room. Plenty of room for tools, supplies and year round projects. The 12ft garage door provides easy access for large equipment, RVs or recreational vehicles. Plus, an exterior lean-to storage area. Recent upgrades include, metal man door & garage doors. A 22 panel solar system is in place, offering energy efficiency. Five

acres are set up as a Turnkey RV Storage Business, accommodating up to 200 units with fencing and separate entrance, creates excellent income potential. Whether you're seeking a Country Lifestyle, Retreat Close to Town, a Versatile Shop Space or a Ready to go Income Property, this Acreage Property Delivers All!