

# \$450,000 - 274037a Range Road 214, Rural Wheatland County

MLS® #A2183321

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,213 sqft  
Residential on 4.14 Acres

NONE, Rural Wheatland County, Alberta

Price Adjusted to SELL. Spring Possession.

Green haven itâ€™s called - 4.14 fenced acres with trees, shrubs, coulee, natural springs and a pond, drilled

well-lots of water-10 GPM a 2022 septic mound and tank with a 2012 SRI modular home, a single

12â€™x22â€™ garage plus 2 sheds and a wood fenced area in the backyard for wind shelter and privacy for the

enjoyment of a garden with 2 green houses and raised beds

Home is 16â€™ x 76â€™ modular home 1260 sq ft with 3 bedrooms and 2 full baths, framed with 2â€™x 6â€™

construction for optimum insulation and economical heat

Features: walk-in closet and ensuite in main bedroom; extra shelves/cupboards throughout the home a

large pantry in the hall off kitchen, large windows with blinds mainly facing south â€“ very bright. Lovely

views of sunsets and sunrises. 100-amp service plus a generator panel for hookup to the home if needed

Whole house has filtered water even the outside tap through a Centaur backwashing carbon filter with

no filter change for approx. 4-5 years depending on use, a rain fresh water filter



under kitchen sink, in the backyard is a non filtered tap from the well. Home is clean, bright and spacious with an open concept. Outdoor features: 2 approx. 10'x10' sheds, garage w/insulated walls and a 100-amp power panel and automatic door opener a custom wood fence the complete length of the house in backyard w/2 greenhouses raised beds, trellis's, organic soil, newly planted haskap blueberries and grapevine plus 3 1,000 L water tanks for collecting rain water for gardens West of house: fenced area has raspberries, strawberries, rhubarb, asparagus and a herb garden, currants, saskatoon bushes, various mints perennial flowers and shrubs To the East: the property meanders down to bushes, trees in the coulee and a small pond, there is an old granary in the East yard. If you are a gardener or not relax and enjoy the wildlife, beauty and tranquility of Green Haven, the area also offers cross fencing for animals. Newer Septic Tank and Field. Come See. this wonderful Acreage.

Built in 2012

### **Essential Information**

MLS® #	A2183321
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,213
Acres	4.14
Year Built	2012
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### Community Information

Address	274037a Range Road 214
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T0J 2T0

### Amenities

Utilities	Electricity Paid For, Propane
Parking	Driveway, Garage Door Opener, Additional Parking, Front Drive, Garage Faces Front, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Microwave
Heating	Forced Air, Propane
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Conservation, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding, Manufactured Floor Joist
Foundation	Block, See Remarks

### Additional Information

Date Listed	December 12th, 2024
Days on Market	112
Zoning	CR

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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