

\$1,020,000 - 251017a &b Range Road 245, Rural Wheatland County

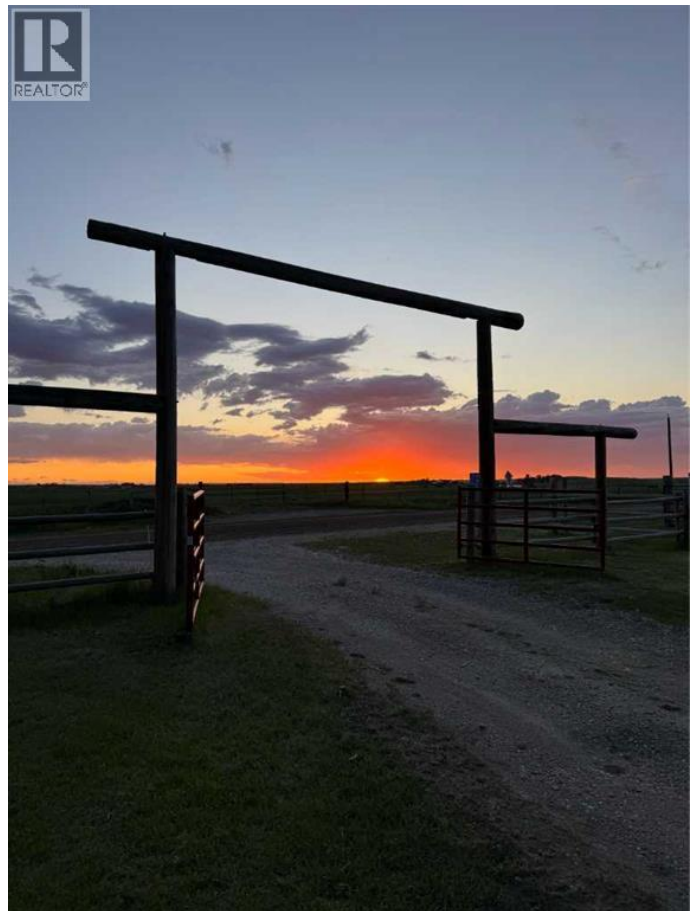
MLS® #A2226804

\$1,020,000

5 Bedroom, 3.00 Bathroom, 1,058 sqft
Single Family on 12.21 Acres

N/A, Rural Wheatland County, Alberta

FULL DISCLOSURE: The five bedrooms and three bathrooms are shared between both homes. See RMS in the Documents Tab for floor plans and measurements of both homes: The main home has two bedrooms and one bathroom. The modular home has three bedrooms and two bathrooms. TWO-HOME ACREAGE WITH A LARGE SHOP, 10-MINUTE DRIVE FROM STRATHMORE. This 12.2-acre, cross-fenced property features not one, but two homes and is ideal for horse lovers, with five pastures, two shelters, and two automatic stock waterers. The main home is a recently renovated 2-bedroom, 1-bath bungalow with loads of potential in the basement (a roughed-in bathroom). Open-concept kitchen/living/dining layout, equipped with quartz countertops, stainless steel appliances and a gas stove. The custom kitchen cabinetry offers loads of storage with soft-close cupboards/drawers/pantry. Large windows include Hunter Douglas blinds for loads of natural light. The well pump was replaced in 2023, the septic system and furnace were replaced in 2024, and new central air was installed in 2025. The second home is a 3-bedroom, 2 full-bath modular home, perfect for rental income/mortgage helper. This home has its own private driveway with large trees separating the two homes for privacy. There are two decks and two sheds. The large 40 x 80 x 20 shop has two 14-foot



overhead doors and two man-doors. The shop sits on cement pony walls. There is rough-in plumbing for water/sewer, as well as a 30-amp RV plug-in. There are plenty of overhead lights and electrical outlets. Lightning protection is installed on the roof. (id:6289)

Built in 1965

Essential Information

Listing #	A2226804
Price	\$1,020,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,058
Acres	12.21
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	251017a &b Range Road 245
Subdivision	N/A
City	Rural Wheatland County
Province	Alberta
Postal Code	T1P0M3

Amenities

Features	Treed, See remarks, No Smoking Home
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	KIC Realty
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Listing information last updated on October 25th, 2025 at 9:16pm PDT