

\$1,999,000 - 121 Cousin Street, Rural Wheatland County

MLS® #A2230917

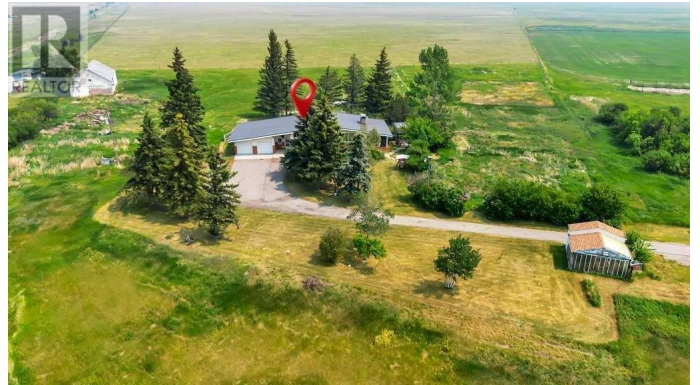
\$1,999,000

4 Bedroom, 3.00 Bathroom, 1,656 sqft

Single Family on 59.93 Acres

N/A, Rural Wheatland County, Alberta

Located on the east side of Cheadle alongside the ball diamonds and rec center, this nearly 60-acre property offers a rare and highly strategic investment opportunity. With over 3,000 square feet of developed space in a well-maintained, four-bedroom bungalow, this property is ideal for those looking to capitalize on both immediate use and long-term potential. The home features a spacious floor plan with a breezeway connecting the house to the garage, a main floor laundry room with a sink, and a bright, heated sunroom with a full wall of south-facing windows. Classic wood-burning fireplaces on both the main and lower levels add charm and functionality, while a fully functioning sauna and a metal roof contribute to the home's comfort and durability. Outdoor living is elevated by a beautifully designed outdoor gazebo with a fire pit and evening lighting, creating an ideal setting for entertaining or relaxing under the stars. Supporting infrastructure on the land includes a two-story barn with electrical service and a workshop area that was previously heated, as well as a greenhouse. The land is flat and usable, with a layout that supports a variety of development visions. This property is ideally positioned near upcoming economic drivers that will shape the future of Cheadle and the surrounding region. The new CGC drywall manufacturing facility is set to bring over 100 permanent jobs to the area, and the massive 1,500-acre De Havilland Field aerospace project just west of Cheadle is



expected to generate significant economic activity and growth. With its location, scale, and infrastructure, this property represents a one-of-a-kind opportunity to invest in a growing community before the next wave of development hits. Whether you're seeking to develop, subdivide, or hold for future appreciation, this land offers the flexibility and potential to realize your vision. Don't miss this rare opportunity to shape the next chapter of a growing Alberta community. (id:6289)

Built in 1965

Essential Information

Listing #	A2230917
Price	\$1,999,000
Bedrooms	4
Bathrooms	3.00
Half Baths	2
Square Footage	1,656
Acres	59.93
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	121 Cousin Street
Subdivision	N/A
City	Rural Wheatland County
Province	Alberta
Postal Code	T1P0X8

Amenities

Features	Other, No neighbours behind, Gazebo
Parking Spaces	10
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Oven - Built-In, Hood Fan
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Metal, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Key



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