

\$1,100,000 - 243071 Range Road 255, Rural Wheatland County

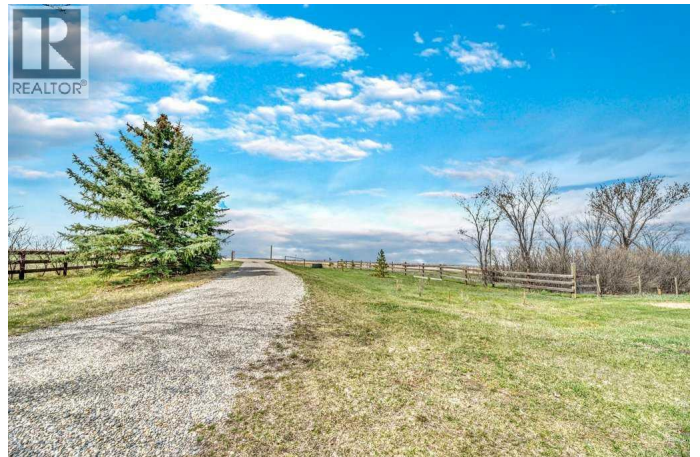
MLS® #A2249503

\$1,100,000

3 Bedroom, 2.00 Bathroom, 1,098 sqft
Single Family on 34.50 Acres

N/A, Rural Wheatland County, Alberta

Opportunity on this beautifully treed and private 34.5-acre parcel—just the lifestyle and investment you've been looking for minutes from Strathmore. Whether you're dreaming of quiet country living, starting your hobby farm, or exploring future subdivision potential, this one has it all. The heart of the property is a fully renovated bungalow offering over 2000 square feet of developed living space, with a warm modern farmhouse style throughout. Featuring 2 bedrooms on the main level plus a spacious 3rd bedroom downstairs, this home is perfect for small families. You'll love the bright open layout, two full bathrooms—2nd bathroom almost completed, and a 90% finished walk-up basement that adds functionality and natural light. Extensive recent updates mean all the work is done for you—windows, siding, roof, flooring, kitchen, bathrooms, and more—all with timeless finishes and attention to detail. Step outside and take in the mature trees that offer incredible privacy and a serene setting. Equestrian-ready and hobby farm friendly, the property includes a 10GPM well, new septic system, perimeter fencing, auto waterer, hay shed, numerous utility sheds. Approximately 20 acres are cultivatable with productive soil, offering potential for hay, crops, or income-generating leases. Zoned agricultural and loaded with value, this property offers long-term potential in an area known for its



peaceful rural lifestyle”just a short drive to town amenities. Here’s your chance to own a versatile acreage where you can build your future while enjoying the best of country living. (id:6289)

Built in 1972

Essential Information

Listing #	A2249503
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,098
Acres	34.50
Year Built	1972
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	243071 Range Road 255
Subdivision	N/A
City	Rural Wheatland County
Province	Alberta
Postal Code	T1P0H9

Amenities

Features	Treed, Other
Parking Spaces	10
Parking	RV

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Key
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