

\$841,000 - 241003 Range Road 235, Rural Wheatland County

MLS® #A2261308

\$841,000

3 Bedroom, 2.00 Bathroom, 1,694 sqft
Single Family on 3.00 Acres

N/A, Rural Wheatland County, Alberta

Welcome to your private country retreat in Wheatland County – a beautifully maintained 3-acre property offering the perfect balance of rural serenity and modern comfort. This inviting 3-bedroom, 2-bathroom home spans nearly 1,750 sq. ft. with a functional, open-concept layout designed for everyday living. The main living areas feature sound-insulated walls, durable linoleum and carpet flooring, and a spacious kitchen equipped with double ovens, ample cabinetry, and all major appliances. A massive walk-in pantry provides exceptional storage space, while the adjoining dining and living areas are ideal for family gatherings. The primary suite is a true retreat with a relaxing soaker tub, separate shower, and double sinks with pull-out drawers for added convenience. The walk-up basement is plumbed and ready for future development, giving you room to grow. Built with strength, efficiency, and comfort in mind, this home showcases ICF (Insulated Concrete Form) construction – a modern building method that combines reinforced concrete with insulation to deliver superior durability, energy efficiency, and soundproofing.** ICF walls are highly resistant to extreme weather, provide consistent indoor temperatures year-round, and significantly reduce heating and cooling costs. Coupled with a poured concrete foundation and updated windows and roof (2020), this home is



engineered for long-term performance and peace of mind. Step outside and embrace the tranquility of country living. Enjoy morning coffee on either the front or back deck, both overlooking wide-open prairie views. The property includes an insulated double attached garage (with gas line, 30-amp plug, and electrical panel), an invisible dog fence, and secure barbed-wire fencing suitable for pets or livestock. Additional highlights include a high-producing 13-gallon-per-minute well, a whole-home water purification and softening system, and plenty of space for outdoor recreation. Lets no forget the 44.5 x 26.2 Quonset f or the avid animal lover or just need that extra room to store all the out door machinery!!Perfectly located just minutes from Strathmore and within easy reach of Calgary, this acreage offers the peace and freedom of the countryside without sacrificing modern convenience. If youâ€™ve been dreaming of space, privacy, and fresh air â€“ this is the one. (id:6289)

Built in 2020

Essential Information

Listing #	A2261308
Price	\$841,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,694
Acres	3.00
Year Built	2020
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	241003 Range Road 235
Subdivision	N/A

City	Rural Wheatland County
Province	Alberta
Postal Code	T1P2B5

Amenities

Features	See remarks, No neighbours behind
Parking	Attached Garage, See Remarks
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Oven, Microwave, Freezer, Washer & Dryer
Heating	Natural gas Other
Cooling	None
# of Stories	1
Basement	Walk-up

Exterior

Exterior	Concrete, See Remarks
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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