

# \$1,400,000 - 243071 Range Road 255, Rural Wheatland County

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MLS® #A2216199

**\$1,400,000**

3 Bedroom, 2.00 Bathroom, 1,098 sqft  
Residential on 34.50 Acres

NONE, Rural Wheatland County, Alberta

Rural charm meets opportunity on this beautifully treed and private 34.5-acre parcel—just the lifestyle 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 lifestyleâ€”just a short drive to town amenities. Hereâ€™s your chance to own a versatile acreage where you can build your future while enjoying the best of country living.

Built in 1972

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2216199                         |
| Price          | \$1,400,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,098                            |
| Acres          | 34.50                            |
| Year Built     | 1972                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 243071 Range Road 255  |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 0H9                |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | None, Gated |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s)   |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |

|                 |   |
|-----------------|---|
| Heating         | Forced Air, Natural Gas                                       |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Great Room, Mantle, Wood Burning, Brick Facing, Raised Hearth |
| Has Basement    | Yes   |
| Basement        | Finished, Full, Walk-Up To Grade                              |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Landscaped, Treed        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 65            |
| Zoning         | AG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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