

\$950,000 - 253002a Highway 21, Rural Wheatland County

MLS® #A2216205

\$950,000

5 Bedroom, 2.00 Bathroom, 1,107 sqft
Residential on 8.56 Acres

NONE, Rural Wheatland County, Alberta

This 8.5-acre property offers pride of ownership with the perfect blend of rural tranquility, practical functionality, and easy access to town amenities. Located just off Highway 21 and bordering the Western Irrigation District (WID) canal, this acreage is ideal for hobby farmers, animal lovers, or anyone seeking space to breathe. The land is a mix of pasture and corrals, with a mature treed yard, a dugout (water supplied by WID), and a 12 GPM well—plenty of water options for your needs. Outbuildings include a 51' x 15' barn with power and newer exterior and metal roof, a heated 30' x 40' triple detached garage featuring four 10' overhead doors plus RV plug-in, a shed, and a handy carport. This bi-level home offers over 2000 square feet of space and is thoughtfully updated and accessible, offering comfort and functionality for families of all ages. Complete with 5 bedrooms and 2 full bathrooms. The kitchen has been refreshed with new appliances, and plenty of cabinet space, with a sunny eating area that opens to the large south facing 2-tier deck—perfect for outdoor dining and watching kids or pets play safely in the fenced backyard. 3 bedrooms, a full bath with laundry, and a spacious living room complete the main floor. Downstairs, the partially finished basement includes 2 bedrooms, storage, a full bathroom, and room to create a roomy family or games room in the future. There's a



leveled area ready for your above-ground pool in the yard, and loads of space to garden, raise animals, or just enjoy the wide-open prairie skies. Recent upgrades include all metal roofs & exteriors. In the house triple-pane windows, remodeled main bath, paint, trim, doors, appliances, water softener, pressure tank, and flooring. Garage was built in 2011. Whether youâ€™re dreaming of a peaceful homestead, room for toys and tools, or a more self-sufficient lifestyle, this property delivers all the essentialsâ€”with convenience just down the road.

Built in 1997

Essential Information

MLS® #	A2216205
Price	\$950,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	8.56
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	253002a Highway 21
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0K7

Amenities

Parking	Gravel Driveway, Heated Garage, Insulated, Oversized, Workshop in
---------	---

	Garage, Triple Garage Detached
--	--------------------------------

# of Garages	3
--------------	---

Waterfront	Canal Access, Pond
------------	--------------------

Interior

Interior Features	Ceiling Fan(s), Pantry
-------------------	------------------------

Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Water Softener, Window Coverings
------------	--

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	None
---------	------

Has Basement	Yes
--------------	-----

Basement	Full, Partially Finished
----------	--------------------------

Exterior

Exterior Features	Dog Run, Fire Pit, RV Hookup
-------------------	------------------------------

Lot Description	Irregular Lot, Landscaped, Pasture, Treed
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Vinyl Siding, Wood Frame
--------------	--------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	May 2nd, 2025
-------------	---------------

Days on Market	1
----------------	---

Zoning	AG
--------	----

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.