

\$450,000 - 254036 Range Road 245, Nightingale

MLS® #A2270354

\$450,000

2 Bedroom, 1.00 Bathroom, 1,139 sqft

Residential on 0.54 Acres

NONE, Nightingale, Alberta

Looking for a simpler life surrounded by fresh air, wide-open skies, and homegrown goodness? This charming 2-bedroom, 1-bathroom character bungalow sits on just over half an acre in the peaceful hamlet of Nightingale with stunning prairie views, a park right next door, and space to truly breathe—just 15 minutes to Strathmore and a smooth 40-minute drive to north Calgary and the airport (paved highways all the way). Whether you're craving quiet country mornings or an easy commute, this home delivers both. Step onto the large covered deck and take in a yard bursting with mature trees, privacy, fruit bushes, a veggie garden, and even a chicken coop—with hens included! There's plenty of room for your RV, tools, and toys, plus a 500 sq ft heated garage that makes a perfect workshop or hobby zone. Inside, you'll find a cozy, well-kept home with a wood-burning stove that makes winter evenings glow with warmth. Whether you're already into gardening, tending chickens, or chopping wood—or you're ready to embrace a lifestyle that includes them—this property invites you in with open arms. With a new septic tank in 2024, a strong 15 GPM drilled well, outdoor storage sheds, and a full-height basement that's already framed and insulated, there's nothing left to do but move in and make it yours. Book your viewing today!

Built in 1950



Essential Information

MLS® #	A2270354
Price	\$450,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,139
Acres	0.54
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	254036 Range Road 245
Subdivision	NONE
City	Nightingale
County	Wheatland County
Province	Alberta
Postal Code	T1P 0I2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Wood Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove, Circulating, Free Standing
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	1
Zoning	HRGÂ Hamlet

Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.