

# **\$1,589,000 - 231020 Range Road 250 Road, Rural Wheatland County**

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MLS® #A2170075

**\$1,589,000**

3 Bedroom, 2.00 Bathroom, 1,802 sqft  
Residential on 79.50 Acres

NONE, Rural Wheatland County, Alberta

Your desire is to live off the land...here is your next home! Nestled on a sprawling 79.5 acre property, located at the end of a private, winding 1/2 mile driveway, this charming 1800 sf, 3-bedroom bungalow offers the perfect blend of comfort and functionality. Built on slab with in-floor heating, the home features an open-concept layout designed for easy living and entertaining. The spacious main floor includes a large master suite with a walk-in closet, lovely ensuite bathroom and a separate nursery or workout room. The laundry room is located across the hall for added convenience and two more generously sized bedrooms complete the floor plan. The kitchen is complete with loads of custom designed, hickory cabinetry, black appliances, and a huge island that anchors the space. A double attached oversized garage provides easy & accessible parking, ample storage and workspace. Recent updates to the home include a brand-new metal roof installed in 2024, ensuring durability for years to come. Step outside to enjoy the beautiful north-facing patio, ideal for relaxing and enjoying the sun rise and set, or unwind on the covered south-facing patio, perfect for enjoying sunny days. Situated on 79.5 acres, this property offers 20 acres of lush pasture and 57 acres of highly productive hay fields, ideal for agricultural pursuits. The land also features seasonal water flow in the canal from April to



October, providing additional water access for farming or irrigation needs. Fruit trees dot the property, and a roughed-in underground sprinkler system is ready to keep your landscape lush and green. With 58 acres of irrigation rights and included irrigation equipment, this acreage is set up to thrive. All of this is just a short 12-minute drive from Strathmore and a 25 minute drive from Deerfoot Trail, combining rural privacy with convenient access to town amenities. For additional workspace and storage there is a 24x38 metal frame shop with sliding barn style doors. The shop currently has a woodburning stove to take the winter chill off while you complete your work. Whether you're looking to farm, garden, or simply enjoy the peaceful country lifestyle, this property offers endless potential and charm. Call your awesome Realtor today and book a viewing!

Built in 2003

### **Essential Information**

MLS® #	A2170075
Price	\$1,589,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,802
Acres	79.50
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	231020 Range Road 250 Road
Subdivision	NONE
City	Rural Wheatland County

County	Wheatland County
Province	Alberta
Postal Code	T1P 0S6

### Amenities

Parking	Double Garage Attached
# of Garages	2
Waterfront	Canal Access

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Private Yard, Storage, Fire Pit
Lot Description	Farm, Level, Many Trees, Pasture, Private, Rectangular Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind, Seasonal Water
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	January 29th, 2025
Days on Market	121
Zoning	AG

### Listing Details

Listing Office	CIR Realty
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