

# \$435,000 - 274037a Range Road 214, Rural Wheatland County

---

MLS® #A2211889

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 4.14 Acres

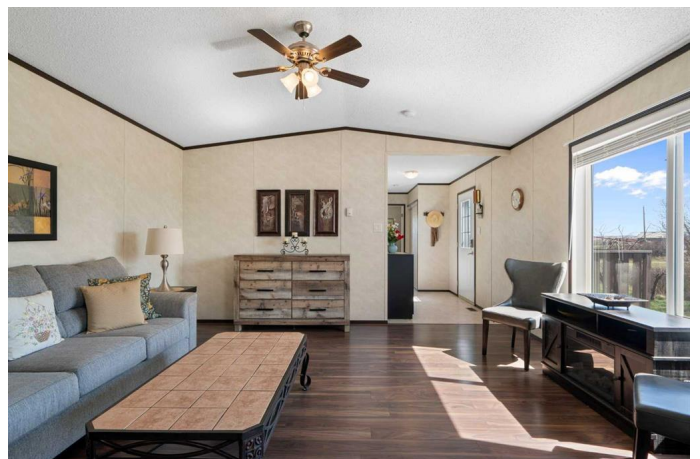
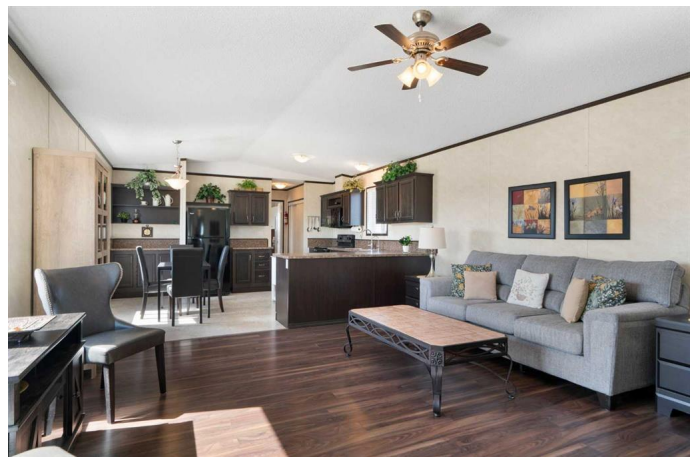
NONE, Rural Wheatland County, Alberta

Escape the hustle and discover your own private retreat just 7.5 km from the beautiful community of Rosebud. Nestled on 4.14 acres, this charming 3-bedroom, 2-bathroom 2012 home offers the perfect blend of comfort, privacy, and country living.

Set in a quiet, semi-secluded location, this property invites you to slow down and enjoy the simple things—wide open skies, fresh air, and the beauty of nature all around you. Thoughtfully brought onto the property in 2022, this home is built with 2x6 construction for extra warmth and energy efficiency, and shows clear pride of ownership throughout. It's also a pet-free and carpet-free home, offering a fresh, low-maintenance environment that's easy to keep clean.

Enjoy pure, fresh water with a carbon filtration and sediment system requiring minimal maintenance, and the peace of mind of a new septic tank and mound system (2022). Additional underbelly insulation ensures year-round comfort, while propane heat and generator backup wiring offer self-sufficiency no matter the season.

The partially insulated single-car detached garage is powered with 100A service—perfect for projects, hobbies, or extra storage. Outdoors, the 4.14 acres are a



gardenerâ€™s dream, offering endless opportunities to build gardens, house animals, or simply enjoy nature at your doorstep.

Families will appreciate having school options available in both Drumheller and Wheatland County, and everyone will love the friendly, welcoming atmosphere of the surrounding communities.

If youâ€™re looking for a place where life moves a little slower and every day feels like a getaway, this could be your perfect match. Call your favorite REALTOR® today to come experience it for yourself! Viewings by appointment only.

Built in 2012

**Essential Information**

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2211889                             |
| Price          | \$435,000                            |
| Bedrooms       | 3                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,204                                |
| Acres          | 4.14                                 |
| Year Built     | 2012                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 274037a Range Road 214 |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0J 2T0                |

## Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Electricity Paid For, Phone Connected, Propane                                        |
| Parking Spaces | 8                                                                                                            |
| Parking        | Additional Parking, Driveway, Front Drive, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                                                                            |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Laminate Counters                                                    |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Cooktop, Electric Oven, Electric Water Heater, Water Conditioner |
| Heating           | Forced Air, Propane                                                                                                                                      |
| Cooling           | None                                                                                                                                                     |
| Basement          | None                                                                                                                                                     |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                    |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Private, Creek/River/Stream/Pond, Pasture, Treed |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                          |
| Foundation        | Block                                                                             |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 41            |
| Zoning         | CR            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.