

**\$1,490,000 - 250077 261**

**Range Road E, Rural**

## **Wheatland County**

---

MLS® #A2213327

**\$1,490,000**

4 Bedroom, 3.00 Bathroom, 1,167 sqft  
Residential on 47.79 Acres

NONE, Rural Wheatland County, Alberta

Welcome to your own slice of countryside charm—this 47-acre hobby farm offers endless opportunities, with 45 acres of irrigated land ready for pastures, crops, or lush gardens. A cozy bungalow with a walk-up basement sits at the heart of the property, blending classic character with modern updates for comfortable rural living.

Of the total acreage, 40 acres are productive pastureland stretching along an irrigation canal, while the remaining 7 encompass the home, outbuildings, and landscaped yard. With year-round irrigation and underground plumbing, the green space surrounding the home stays vibrant and functional for your farming or gardening plans.

Horse lovers will appreciate the well-equipped barn, featuring 4 box stalls and 6 open stalls, while the 28x24 shop is perfect for equipment storage, hobbies, or workspace needs.

Inside, the home showcases original hardwood floors ready to be brought back to life, soaring ceilings that enhance the sense of space, and tasteful modern finishes including updated cabinets, countertops, and appliances.

Whether you're dreaming of a quiet retreat, raising livestock, or growing your own food, this property strikes the perfect balance between rural tranquility and practical potential. Ideally located just 25 minutes from Calgary and 12 minutes from Strathmore—with pavement right to the



drivewayâ€”this is one opportunity you wonâ€™t want to miss.

Built in 1992

**Essential Information**

MLS® #	A2213327
Price	\$1,490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,167
Acres	47.79
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	250077 261 Range Road E
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P0T4

**Amenities**

Parking	Driveway, Quad or More Detached, Workshop in Garage
---------	---

**Interior**

Interior Features	Granite Counters, Soaking Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Private Yard, Fire Pit, Garden
Lot Description	Front Yard, Fruit Trees/Shrub
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 19th, 2025
Days on Market	103
Zoning	AG

**Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.