

# \$1,000,000 - 204069 Township Road 262, Rural Wheatland County

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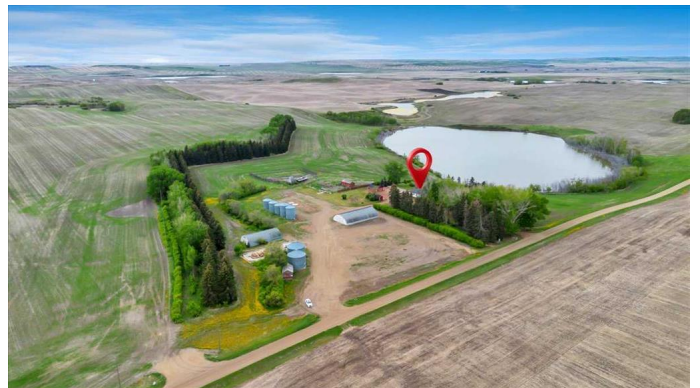
MLS® #A2224290

**\$1,000,000**

4 Bedroom, 3.00 Bathroom, 1,209 sqft  
Residential on 34.83 Acres

NONE, Rural Wheatland County, Alberta

35 Acres. Private Pond/Lake 11 Acres for Recreation kayaking and water activities. 13 acres of cultivated grain land. Homestead Property. Portion Zoned AG. 2 Water Sources. Drilled Wells. 3 Hydrants. 220 electrical service for RV SITE. 2 Quonsets. Treed. Land is Grass and pasture. Just 1 hour to Calgary, 30 minutes Strathmore and or Drumheller. This property will check all your boxes. Hobby Farm. Horses. Cattle. Organic Opportunities. Gardening. Workshop. Garage. Chicken Coop. Numerous Outbuildings, concrete floors, power, Bring your Family. Option for a 2nd Dwelling, Man Cave. Opportunity. Pasture. This Quaint Farm awaits you. You'll want to saddle right up when you see this spread. You'll love the amazing Views. Workshop +Double Detached Garage. Grass/Pasture. Green Green Acres. Original Family Homestead Lands. Grass. Bungalow Home Sweet Home. Country Charm. Good usable basement. 4 Bedrooms. 2 Bathrooms. Commuters Dream. Looking for a home with history. Magical. Consider a 1900's homestead upgraded and maintained nestled off the road. All modern conveniences mingled with the quaint Early Canadian touches you will adore. Live the way you've always wanted to. Giving your family the chance to garden, raise animals, know nature's ways. Live off the Land. Come see this delightful Acreage. Enjoy the stars, listen to the birds. Priced to Sell.



Central location. Pride of Ownership. Will Not Be Replaced at this PRICE. Move in Now....Free Horse BOARD. Bring your Livestock .2 Quonsets. Treed with paths for Quads, Snowmobiles, Great Recreational Property. Minutes to Severn Dam Reservoir. Year-Round Recreational Property. Views, private. Central Location between Strathmore and Drumheller.

Built in 1965

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2224290                         |
| Price          | \$1,000,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 1                                |
| Half Baths     | 2                                |
| Square Footage | 1,209                            |
| Acres          | 34.83                            |
| Year Built     | 1965                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 204069 Township Road 262 |
| Subdivision | NONE                     |
| City        | Rural Wheatland County   |
| County      | Wheatland County         |
| Province    | Alberta                  |
| Postal Code | T0J 3G0                  |

### Amenities

|              |                                                       |
|--------------|-------------------------------------------------------|
| Parking      | Double Garage Detached, Off Street, RV Access/Parking |
| # of Garages | 2                                                     |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer         |
| Heating           | Forced Air, Natural Gas                            |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full                                     |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Fire Pit, Private Yard       |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 68             |
| Zoning         | AG             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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