

# **\$1,100,000 - 251017a &b Range Road 245, Rural Wheatland County**

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MLS® #A2226804

**\$1,100,000**

2 Bedroom, 1.00 Bathroom, 1,058 sqft  
Residential on 12.21 Acres

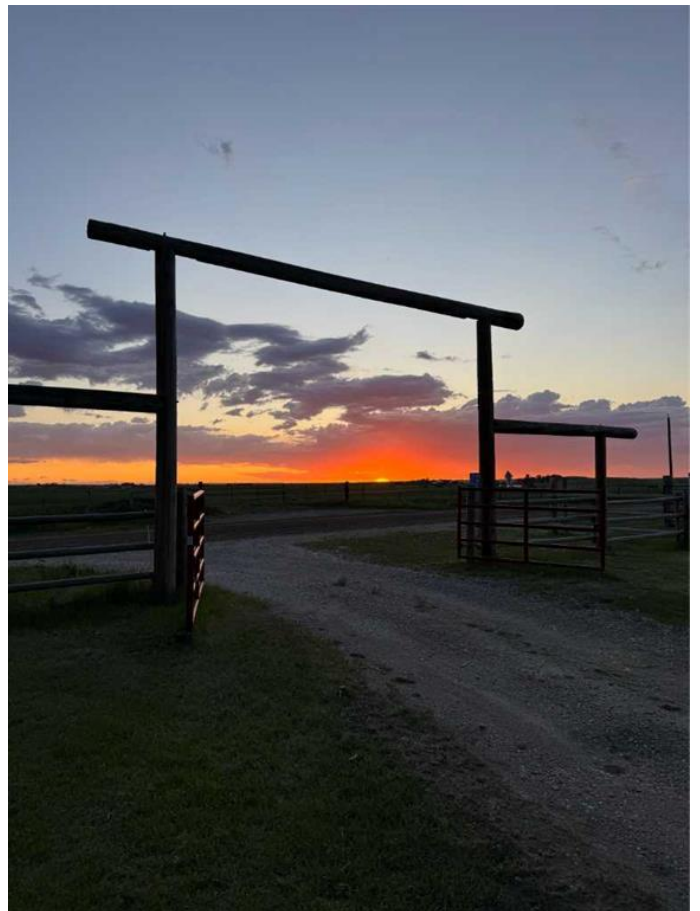
NONE, Rural Wheatland County, Alberta

This 12.2 acre property features 2 homes , large shop, and is the ideal set up for horse lovers with 5 pastures, 2 shelters and 2 automatic stock waterers along with a hydrant. This property is landscaped with numerous mature trees and is ideally situated a 10-minute drive to Strathmore making this easy access to all the amenities in town.

The main home is a recently renovated 2-bedroom, one bath bungalow with loads of potential in the basement. Offering an open-concept kitchen/living/dining layout with a bright gourmet kitchen designed to inspire your inner chef, equipped with quartz countertops, stainless steel appliances including a gas stove to make mealtime a breeze. The custom kitchen cabinetry offers loads of storage with soft-close cupboards/drawers/pantry. The main floor also features large windows that brings in loads of natural light and delivers stunning country views including spectacular sun rises/sun sets.

Windows include beautiful Hunter Douglas blinds (most of which are remote-controlled with blackout blinds in the two bedrooms). The large partial wrap around deck is ideal for entertaining, star gazing and taking in the northern light shows.

The second home is a recently refreshed modular home with 3 bedrooms, two full baths, open concept kitchen/dining/living room and is



provides the perfect rental income opportunity/mortgage helper (or is ideal for a second family or guests). This home has its own private driveway with large trees separating the two homes for privacy. There are 2 private decks and 2 sheds.

The large 40 x 80 x 20 shop has two 14-foot automatic doors and two man-doors making this the perfect set up for a small business, RV storage, or any project that may be needed. The shop sits on cement pony walls. There is roughed in plumbing for water/sewer; 30-amp RV plug-in as well. Loads of overhead lights and electrical outlets inside. Lightning protection is installed on the roof.

Built in 1965

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2226804                         |
| Price          | \$1,100,000                      |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,058                            |
| Acres          | 12.21                            |
| Year Built     | 1965                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 251017a &b Range Road 245 |
| Subdivision | NONE                      |
| City        | Rural Wheatland County    |
| County      | Wheatland County          |
| Province    | Alberta                   |
| Postal Code | T1P 0M3                   |

## Amenities

Parking Quad or More Detached

## Interior

Interior Features No Smoking Home, Quartz C  
Appliances Central Air Conditioner, Dis  
Range  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Full, Unfinished



## Exterior

Exterior Features Other  
Lot Description Landscaped, Lawn, Rectangular Lot, See Remarks, Treed, Pasture  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed June 2nd, 2025  
Days on Market 60  
Zoning AG

## Listing Details

Listing Office KIC Realty

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