

# \$1,199,000 - 242044a Range Road 224, Rural Wheatland County

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MLS® #A2250278

**\$1,199,000**

4 Bedroom, 3.00 Bathroom, 1,924 sqft  
Residential on 146.89 Acres

NONE, Rural Wheatland County, Alberta

Lots of opportunity here to make this diamond in the rough come together to once again create a top notch horse training facility! This 146 ACRE property is only a short 10 minute drive East of Strathmore/ 35 minutes East of CALGARY and only 3 miles away from the new K-12 Wheatland Crossing School, and OFFERS 1) 240'X102' INDOOR RIDING ARENA with a tack room, wash rack, 3 piece bathroom, and a small studio apartment. 2) ATTACHED BARN off of the arena with 8 large box stalls, tack room, shearing area, feed room, and 220 wiring. 3) 1985 built modular bungalow with an addition and an oversized heated double attached garage. 4) A 711ft<sup>2</sup> A-FRAME with 1 loft bedroom and a 3 piece bathroom/kitchen/living room with a wood stove and in floor heat. 5) EXTENSIVE CORRAL/Paddock SYSTEM with 14 covered turnout pens with waterers. as well as a chicken coop and tool shed. 6) 2 drilled water wells, 3 septic systems, 4 dugouts, a small lake and the Western irrigation canal runs through the property (no water rights). There are nice views and riding paths along the canal and a 1/2 mile private driveway to the buildings that helps insure privacy and livestock/pets security. Work/tlc is required.

Built in 1985

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2250278                         |
| Price          | \$1,199,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,924                            |
| Acres          | 146.89                           |
| Year Built     | 1985                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 242044a Range Road 224 |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 2G6                |

### Amenities

|               |                                                          |
|---------------|----------------------------------------------------------|
| Utilities     | Electricity Available                                    |
| Parking       | Double Garage Attached, Heated Garage, Garage Faces Side |
| # of Garages  | 2                                                        |
| Is Waterfront | Yes                                                      |
| Waterfront    | Canal Access, Lake Front, Navigable Water, Waterfront    |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer, Water Conditioner |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Living Room, Stone, Wood Burning                                                  |
| Basement          | None                                                                              |

**Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line, Other         |
| Lot Description   | Lake, Pasture               |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame, Aluminum Siding |
| Foundation        | Piling(s)                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 22                |
| Zoning         | Ag                |

**Listing Details**

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

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