

# **\$1,324,900 - 222057/222055 Highway 24, Rural Wheatland County**

---

MLS® #A2222836

**\$1,324,900**

6 Bedroom, 4.00 Bathroom, 2,483 sqft  
Residential on 13.06 Acres

NONE, Rural Wheatland County, Alberta

WELCOME to this BEAUTIFUL Property with 2 HOUSES Situated on 13.06 acres of WELL-KEPT Grounds in Wheatland County, consisting of a PRIMARY Residence (3,980.48 Sq Ft of Developed Living Space) and a SECONDARY Bungalow (1,321.85 Sq Ft of Developed Living Space) with a DOUBLE Garage. The TWO Dwellings make it ideal for MULTIGENERATIONAL Living, Guests, or Rental. The Primary Residence has a CHARMING RUSTIC feel with exposed WOOD BEAMS, High Ceilings, and a number of ARCHITECTURAL Details (2019 all TRIPLE PANED windows). There is a 30' x 40' COVERED Deck leading to the SOUTH-Facing Front Entrance, where the foyer is done in SLATE FLOOR TILE, leading to a LARGE Great-Room with HARDWOOD floors, featuring a FLOOR-TO-CEILING Stone Overlay for a WOOD STOVE. This is Topped with a DOUGLAS FIR Mantle. Adjacent is the INTIMATE Dining Room with FRENCH DOORS leading to the West Wide of the Deck. Moving into the Kitchen Area, there is a 2 pc Bathroom, an Eating area, a SECOND Wood Stove, and Sliding Doors leading to a PATIO also on the West Side. The Kitchen itself has SS APPLIANCES, a Gas Stove, Light Colored Cupboards, and a Tile backsplash. Flooring is RUSTIC FLAGSTONE, giving a COUNTRY Atmosphere. The Laundry and Pantry are off the kitchen, AS WELL as a mudroom with a



DUTCH DOOR leading out to a PATIO on the East Side. Upstairs is the PRIMARY Bedroom with 4 pc bath, including a WALK-IN shower and CLAW-FOOT-TUB. A UNIQUE Hammered Iron Railing leads from upstairs down to the basement, where there are 2 LARGE Bedrooms, a 3 pc Bathroom, 2 Storage Rooms, and 2 Utility Rooms. There is IN-FLOOR heating as well in the Basement. The lawns are WELL KEPT with a Number of Flowering Trees and Shrubs, a Pond, and a LARGE GARDEN Space, also a DOG KENNEL. The SECONDARY Bungalow has a LARGE Kitchen, a Living Room with HARDWOOD Floor, 3 Bedrooms, a 3 pc Bathroom, and a DEN with Sliding Patio Doors to a Deck. The Basement is unfinished but has a LAUNDRY ROOM and 2 LARGE Storage Rooms. There is a detached DOUBLE GARAGE and several Flowering Trees and Shrubs. There are 2 BRAND-NEW SEPTIC (May 2025) for both houses. The rest of the property INCLUDES VARIOUS OUTBUILDINGS, including a Large Shop with 200 amp Service, Barns, Grain Bins, Horse Shelters, and Pasture. BOOK your showing TODAY!

Built in 1980

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222836    |
| Price          | \$1,324,900 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,483       |
| Acres          | 13.06       |
| Year Built     | 1980        |
| Type           | Residential |

|          |                                           |
|----------|-------------------------------------------|
| Sub-Type | Detached                                  |
| Style    | Acreage with Residence, 1 and Half Storey |
| Status   | Active                                    |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 222057/222055 Highway 24 |
| Subdivision | NONE                     |
| City        | Rural Wheatland County   |
| County      | Wheatland County         |
| Province    | Alberta                  |
| Postal Code | T0J 0M0                  |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Propane, Sewer Connected, Water Connected |
| Parking Spaces | 20                                                                                                       |
| Parking        | Double Garage Detached, RV Access/Parking, 220 Volt Wiring, Additional Parking, Oversized, Paved         |
| # of Garages   | 8                                                                                                        |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Storage, Vaulted Ceiling(s), Beamed Ceilings, Soaking Tub, Track Lighting                                        |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Gas Oven, Portable Dishwasher, Water Softener |
| Heating           | Forced Air, Natural Gas, Other, Propane, Wood                                                                                                                      |
| Cooling           | None                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                  |
| Fireplaces        | Decorative, Dining Room, EPA Certified Wood Stove, Free Standing, Living Room, Wood Burning Stove                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                     |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage, Private Entrance, Rain Barrel/Cistern(s)              |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Private, Fruit Trees/Shrub(s), Front Yard, Views |
| Roof              | Asphalt Shingle                                                                       |

|              |                      |
|--------------|----------------------|
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 92             |
| Zoning         | AG             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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.