

\$1,020,000 - 251017a &b Range Road 245, Rural Wheatland County

MLS® #A2226804

\$1,020,000

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

NONE, Rural Wheatland County, Alberta

**TWO-HOME ACREAGE WITH LARGE SHOP
10 MINUTE DRIVE FROM STRATHMORE**

This 12.2 crossed-fenced property features not one, but two homes and is the ideal set up for horse lovers with 5 pastures, 2 shelters and 2 automatic stock waters.

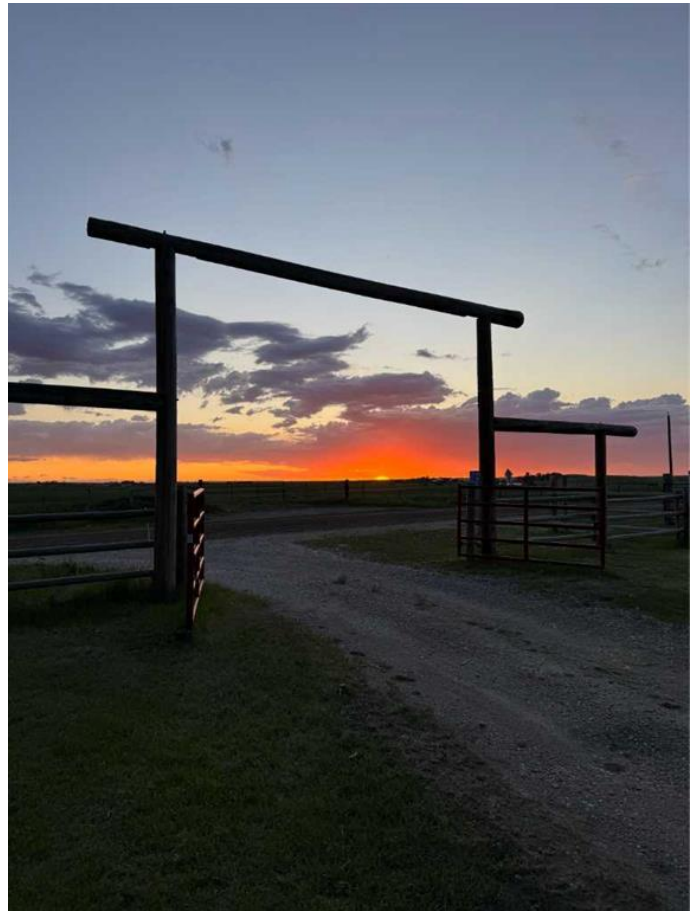
The main home is recently renovated 2-bedroom, one bath bungalow with loads of potential in the basement. Open-concept kitchen/living/dining layout, equipped with quartz countertops, stainless steel appliances and a gas stove.

The custom kitchen cabinetry offers loads of storage with soft-close cupboards/drawers/pantry. Large windows include Hunter Douglas blinds for loads of natural light.

The septic system and furnace were replaced in 2024, new central air replaced 2025

The second home is a 3 bedroom 2 full baths modular home, perfect rental income/mortgage helper. This home has its own private driveway with large trees separating the two homes for privacy. There are 2 decks and 2 sheds

The large 40 x 80 x 20 shop has two 14-foot overhead doors and two man-doors.



The shop sits on cement pony walls. There is roughed in plumbing for water/sewer; 30-amp RV plug-in as well. There is plenty of overhead lights and electrical outlets. Lightening protection is installed on the roof.

Built in 1965

Essential Information

MLS® #	A2226804
Price	\$1,020,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,058
Acres	12.21
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
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
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Interior

Interior Features	No Smoking Home, Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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



Additional Information

Date Listed	June 2nd, 2025
Days on Market	131
Zoning	AG

Listing Details

Listing Office	KIC Realty
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