



GRASSROOTS
REALTY GROUP

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243071 Range Road 255
Rural Wheatland County, Alberta

MLS # A2216199



\$1,400,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,098 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Gated, None		
Lot Size:	34.50 Acres		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	20-24-25-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: island, R.O system, attached panels/gates, RO water system, livestock waterer, out buildings.

Rural charm meets opportunity on this beautifully treed and private 34.5-acre parcel—just the lifestyle you've been looking for minutes from Strathmore. Whether you're dreaming of quiet country living, starting your hobby farm, or exploring future subdivision potential, this one has it all. The heart of the property is a fully renovated bungalow offering over 2000 square feet of developed living space, with a warm modern farmhouse style throughout. Featuring 2 bedrooms on the main level plus a spacious 3rd bedroom downstairs, this home is perfect for small families. You'll love the bright open layout, two full bathrooms—2nd bathroom almost completed, and a 90% finished walk-up basement that adds functionality and natural light. Extensive recent updates mean all the work is done for you—windows, siding, roof, flooring, kitchen, bathrooms, and more—all with timeless finishes and attention to detail. Step outside and take in the mature trees that offer incredible privacy and a serene setting. Equestrian-ready and hobby farm friendly, the property includes a 10GPM well, new septic system, perimeter fencing, auto waterer, hay shed, numerous utility sheds. Approximately 20 acres are cultivatable with productive soil, offering potential for hay, crops, or income-generating leases. Zoned agricultural and loaded with value, this property offers long-term potential in an area known for its peaceful rural lifestyle—just a short drive to town amenities. Here's your chance to own a versatile acreage where you can build your future while enjoying the best of country living.