



**251017A &B Range Road 245  
Rural Wheatland County, Alberta**

**MLS # A2226804**

**\$1,020,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b> 1965 (61 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3
<b>Garage:</b>	Quad or More Detached	
<b>Lot Size:</b>	12.21 Acres	
<b>Lot Feat:</b>	Landscaped, Lawn, Pasture, Rectangular Lot, See Remarks, Treed	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-25-24-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, See Remarks		
<b>Inclusions:</b>	N/A		

**FULL DISCLOSURE:** The five bedrooms and three bathrooms are shared between both homes. See RMS in the Documents Tab for floor plans and measurements of both homes: The main home has two bedrooms and one bathroom The modular home has three bedrooms and two bathrooms TWO-HOME ACREAGE WITH A LARGE SHOP, 10-MINUTE DRIVE FROM STRATHMORE. This 12.2-acre, cross-fenced property features not one, but two homes and is ideal for horse lovers, with five pastures, two shelters, and two automatic stock waterers. The main home is a recently renovated 2-bedroom, 1-bath bungalow with loads of potential in the basement (a roughed-in bathroom). 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 well pump was replaced in 2023, the septic system and furnace were replaced in 2024, and new central air was installed in 2025. The second home is a 3-bedroom, 2 full-bath modular home, perfect for rental income/mortgage helper. This home has its own private driveway with large trees separating the two homes for privacy. There are two decks and two 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 rough-in plumbing for water/sewer, as well as a 30-amp RV plug-in. There are plenty of overhead lights and electrical outlets. Lightning protection is installed on the roof.