



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

244043 Range Road 255
Rural Wheatland County, Alberta

MLS # A2228401



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,683 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking, S		
Lot Size:	3.14 Acres		
Lot Feat:	Cleared, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	25-24-29-W4
Exterior:	Metal Siding , Wood Frame	Zoning:	CR
Foundation:	Slab	Utilities:	Electricity, Natural Gas
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Lockers (except one), industrial racking

Welcome to 244043 Range Road 255 – a one-of-a-kind modern ShopHome offering the perfect blend of rural living and upscale comfort. Situated on 3.14 acres and surrounded by open farmland, this 2022 custom-built ShopHome or Shouse by award-winning Remuda Building is a rare find. This thoughtfully designed home features 3 bedrooms, 2.5 bathrooms, and 1,682.65 sq ft of beautifully finished living space, seamlessly attached to a 40x40 heated shop—ideal for business owners, hobbyists, or those needing extra space for vehicles and tools. The open-concept main floor offers a spacious kitchen with timeless finishes, large windows that fill the space with natural light, and a warm, inviting ambiance throughout. The bonus mezzanine currently serves as a entertainment and workout area but could easily be transformed into a home office, studio, or flex space to suit your lifestyle. Whether you’re seeking a unique live/work setup or a quiet rural escape, this property checks all the boxes. Enjoy peaceful prairie living without sacrificing style or convenience. Don’t miss your chance to own this stunning acreage property—book your showing today!