



**GRASSROOTS**  
REALTY GROUP

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**121 Cousin Street**  
**Rural Wheatland County, Alberta**

**MLS # A2230917**



**\$1,700,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                   |               |                   |
| <b>Size:</b>     | 1,656 sq.ft.   | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 1 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 59.93 Acres  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Gazebo, Irregular Lot, No Neighbours Behind |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile         | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Metal                                    | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                     | <b>LLD:</b>       | 2-24-26-W4                |
| <b>Exterior:</b>   | Brick, Metal Siding , Stucco, Wood Frame | <b>Zoning:</b>    | AG                        |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Bar, Open Floorplan                      |                   |                           |

**Inclusions:** N/A

Located on the east side of Cheadle alongside the ball diamonds and rec center, this nearly 60-acre property offers a rare and highly strategic investment opportunity. With over 3,000 square feet of developed space in a well-maintained, four-bedroom bungalow, this property is ideal for those looking to capitalize on both immediate use and long-term potential. The home features a spacious floor plan with a breezeway connecting the house to the garage, a main floor laundry room with a sink, and a bright, heated sunroom with a full wall of south-facing windows. Classic wood-burning fireplaces on both the main and lower levels add charm and functionality, while a fully functioning sauna and a metal roof contribute to the home's comfort and durability. Outdoor living is elevated by a beautifully designed outdoor gazebo with a fire pit and evening lighting, creating an ideal setting for entertaining or relaxing under the stars. Supporting infrastructure on the land includes a two-story barn with electrical service and a workshop area that was previously heated, as well as a greenhouse. The land is flat and usable, with a layout that supports a variety of development visions. This property is ideally positioned near upcoming economic drivers that will shape the future of Cheadle and the surrounding region. The new CGC drywall manufacturing facility is set to bring over 100 permanent jobs to the area, and the massive 1,500-acre De Havilland Field aerospace project just west of Cheadle is expected to generate significant economic activity and growth. With its location, scale, and infrastructure, this property represents a one-of-a-kind opportunity to invest in a growing community before the next wave of development hits. Whether you're seeking to develop, subdivide, or hold for future appreciation, this land offers the flexibility and potential to realize your vision.

Don't miss this rare opportunity to shape the next chapter of a growing Alberta community.