



GRASSROOTS
REALTY GROUP

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240068 Township Road 254
Rural Wheatland County, Alberta

MLS # A2248490



\$999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,165 sq.ft.	Age:	1920 (105 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-25-24-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: blinds, RO water system

Welcome to 240068 Twp Road 254 – a beautifully updated acreage offering the perfect balance of rural tranquility and modern upgrades. Set on 3 picturesque acres surrounded by mature trees on three sides, plus a an amazing view of the coulee! This fully renovated home (gutted to the studs in 2020/21 with a 2021 addition) delivers space, comfort, and functionality. Inside, you’ll find over 2000 sq. ft. above grade plus 1,300 sq. ft. of developed basement. The bright, open layout features engineered hardwood up and down, 3+2 bedrooms, and 3.5 bathrooms. The main living area is air-conditioned, and the basement boasts in-floor heat. Extra highlights include two hot water tanks, reverse osmosis system, and water storage in the basement. The spacious white kitchen with quartz counters overlooks fruit trees and opens to one of three decks, perfect for enjoying the peaceful views. A gas line for your BBQ makes summer entertaining easy. Outdoors, this acreage is fully equipped for hobby farming or gardening, with a fenced garden and raised beds, power to the garden/coop area, and a gated driveway. The 23’ x 35’ insulated shop comes with both a wood stove and gas heater, making it ideal for year-round projects. There’s also extra storage under the addition, septic to the south, and a well to the west. Recent upgrades include a new roof (2021), tin siding on most of the exterior, and an updated electrical panel. Appliances included: 3 fridges, stove, dishwasher, washer, dryer. If you’ve been searching for an acreage that combines modern updates with rural charm – plus plenty of room for hobbies, gardens, and gatherings – this one is a must-see. Close to the full service community of Strathmore- very little gravel. Bus stop at the driveway! Ask about Golden Hills School division school of choice!

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