



GRASSROOTS
REALTY GROUP

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254035 Range Road 241
Rural Wheatland County, Alberta

MLS # A2258088



\$399,900

Division: NONE

Lot Size: 36.69 Acres

Lot Feat: -

By Town: Nightingale

LLD: 25-25-24-W4

Zoning: 1

Water: None, See Remarks

Sewer: -

Utilities: -

Are you dreaming of wide-open spaces just outside the city? This 36-acre parcel in Wheatland County, located only about an hour east of Calgary near Rockyford, offers endless possibilities. Whether you're planning to build your dream home with plenty of room to spread out, or start your very own hobby farm, this property is a perfect fit. With convenient access from both Highway 21 and Highway 564, it combines peaceful rural living with easy connections to nearby communities. A natural stream runs through the land, adding to the beauty and offering a unique feature for future development or hobby farming. The property also features a gentle slope with multiple potential building sites to take advantage of the views and natural landscape. Don't miss this chance to create the lifestyle you've been envisioning. Purchase price does not include GST.