



GRASSROOTS
REALTY GROUP

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

242068 Range Road 243
Rural Wheatland County, Alberta

MLS # A2266376



\$799,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,672 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	29.80 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	16-24-24-W4
Exterior:	Vinyl Siding, Wood Siding	Zoning:	AG
Foundation:	Other, Piling(s)	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Home Sweet Home 2016 Triple M Modular Show Home – Kitchen Edition 1,672 sq ft | 3 Bedrooms | 2 Bathrooms Thoughtfully designed layout with bright open-concept kitchen, dining, and living areas Enjoy breathtaking sunrises from the large full east-facing front deck Unwind with spectacular mountain-view sunsets from the west-facing back deck 1150-gallon septic tank with open discharge to sprinkler system Fully Equipped Shop – Built 2017 32' x 52' x 16' with overhead doors and mezzanine, large enough for your RV, vehicles, tractors, toys and more (gravel Floor) 220V power outlet (ideal for EV charging or running a welder) Gas line and water line already installed Equestrian Facilities – Built for Business or Pleasure Engineered commercial-grade barn (built 2017) Heated 36' x 36' x 12' barn 4 stalls, wash bay, oversized tack locker, heated bathroom, and feed room Competition-sized outdoor riding arena Round pen for training 3 large paddocks with premium German wireless fencing & sturdy wood plank borders 8-acre pasture & 10-acre pasture with oversized horse shelters Imported Bar Bar A automatic waterer, 1 hydrant, and hitching post Additional Highlights Quiet and peaceful location, perfect for escaping the city hustle Ideal setup for boarding, training, or a home-based equestrian business High-end infrastructure already in place – just bring your horses! This is your dream rural retreat! 29.8-acre fenced and cross-fenced property offers peaceful country living just minutes from the town of Strathmore. Whether you're an equestrian enthusiast, hobby farmer, or simply looking for tranquility with convenience, this stunning acreage has it all. Plus 2000 annual lease for access to well. Don't wait- book your private tour!

Copyright (c) 2025 . Listing data courtesy of RE/MAX Key. Information is believed to be reliable but not guaranteed.